

DRAFT

City of Indianapolis - October 13, 2015

2016
ACTION PLAN



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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Indianapolis is an entitlement jurisdiction that receives federal funds from HUD to support local community development and affordable housing efforts. The federal grant programs that provide these resources include the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS Grant (HOPWA). The City will also use an additional resource from HUD; the Continuum of Care grant which is a competitive grant the City applies for each year to address the needs of the homeless population. As a condition of receiving these funds, the City of Indianapolis is required to submit a 5-Year Consolidated Plan, which outlines the city's housing and community development needs and priorities.

The City of Indianapolis' 2015-2019 Consolidated Plan is the result of a collaborative process to identify housing and community development needs and to establish goals, priorities, and strategies to address those needs. The process serves as the framework for a community-wide dialogue to better focus funding from HUD formula block grant programs to meet local needs.

Plan 2020 is a strategic planning initiative forging a compelling future for Indianapolis. The vision, values, and strategy components of the process comprise Plan 2020's Bicentennial Plan for Indianapolis. In order to create this multi-faceted and significant long-term vision, Plan 2020 has created five themes that are instrumental to developing a compelling future for Indianapolis:

Choose Indy is charged with creating the most livable community in the Midwest that competes regionally for residents to choose to live in Indy.

Connect Indy is charged with creating a community where residents have unparalleled access to places and information.

Love Indy is charged with creating a city that welcomes, engages, and inspires.

Serve Indy is charged with creating the most civically engaged and committed community in the nation.

Work Indy is charged with creating a community with unparalleled economic opportunity that allows all residents to thrive.

These themes are incorporated into the Consolidated Plan by identifying goals and strategies that support the choose, connect, love, serve and work Indy concepts. These themes along with the Consolidated Plan goals are guiding factors for the Annual Action Plan.

The Action Plan outlines projects and the amount of funding that will go towards meeting the goals outlined in the Consolidated Plan. At the end of each year, the City of Indianapolis will prepare a final report, called the Consolidated Annual Performance and Evaluation Report, to report the progress towards the Consolidated Plan goals and accomplishments by project. This is the second Annual Action Plan for the 2015-2019 period.

In 2016, the City anticipates receiving approximately \$12.3 million for these entitlement programs. This 2016 Action Plan presents the City's strategy for allocating entitlement dollars to activities that will assist in achieving the goals set forth in the 2015-2019 Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The primary purpose of the Consolidated Plan is to determine how federal funds should be spent to best meet the City of Indianapolis' most pressing needs. The 2015-2019 Consolidated Plan will incorporate several initiatives, or priorities, from Plan 2020 in a way that supports a diverse population. The priorities over the next five years include:

Livable Communities – Livable communities will be vibrant neighborhoods with buildings of quality design, accessible infrastructure and affordable housing for all income groups.

Youth Education and Employment – The City will support programs that provide youth of all ages, from pre-K to young adults, with affordable education and opportunities for summer employment.

Economic Opportunities – Economic opportunities will be opened for business owners and the workforce they intend to hire. Preparing Indianapolis residents for jobs that will be created is important to increasing income for low-income residents but also attracting businesses to the area.

Prevention and Stabilization – For some families, stabilizing their housing is of highest priority. The challenge not only lies in helping low income households find housing, it is helping them keep their housing, particularly for those households that are chronically homeless. The City will support programs that help extremely low-income households stabilize their housing.

Emergency Shelter Assistance – The City will continue to support households that fall on hard times, by helping them find shelter and quickly get back into housing. This is called Rapid Re-housing, with the intention of families and individuals finding permanent housing quickly and minimizing the time in a shelter. The City will also support programs reducing the length of shelter stays to ease overcrowding in the communities shelters.

Street Outreach – The City will support service providers going out into the community, away from their facilities, to reach homeless neighbors unable or unwilling to come in the shelter. The intention of this program is to connect these individuals and families with services they may not be aware of that could help them find permanent housing.

Services for Persons Living with HIV/AIDS – Affordable housing and supportive services are a high need for persons and households living with HIV/AIDS. Medical costs are exceptionally high for treatment, thus creating a challenge for these households when it comes to stabilizing housing. The City will support programs serving persons living with HIV/AIDS in many different ways, including emergency rent or utility assistance and case management services.

Fair Housing – The City of Indianapolis will strive to further fair housing in the community. Testing by local and national advocacy groups have found system-wide discrimination on the basis of race and disability in the community.

The goals outlined in the Strategic Plan will go to meet each of these priorities. The City of Indianapolis will fund projects that meet these priorities during the 2015-2019 fiscal years. Please see Section AP-20 for specific objectives and outcomes.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

In 2015, the City of Indianapolis made significant investments instrumental in advancing Indianapolis' community development through the use of CDBG, HOME, ESG, and HOPWA entitlement grants. Many of the projects and programs funded in 2015 are still in progress and can't be fully evaluated until they are complete. Through continued monitoring and oversight, the City has determined that all 2015 projects are working towards completion. These projects will be completed over the next 13 months.

The City will continuously evaluate the goals of the Consolidated Plan and the needs of our community. Objectives and goals may change in order to address fluctuations in the local economy and neighborhood initiatives.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

As part of Plan 2020, the City of Indianapolis, Division of Planning hosted a variety of public engagement meetings to encourage public comments on the status of the City Indianapolis and the direction the City should go when it comes to planning for future development. Plan 2020 is a yearlong effort to prepare the City of Indianapolis for its bicentennial celebration and plan for the future of the City. Engagement activities went beyond public meetings and took planning efforts to the people through community events such as the Indianapolis City Farmer's Market, Mayor's Night Out and Indiana Black Expo. The City of Indianapolis also used an on-line site called MindMixer to engage citizens and collect their ideas for the future. Engagement activities allowed residents to provide input and find out more about the City of Indianapolis' services and initiatives for the future. This public input was one of the main guiding factors for the 2015-2019 Consolidated Plan objectives and goals.

In 2015, the City worked to broaden the outreach to gain input on housing and community development needs and priorities. First, a survey tool was released online to reach the community at large. In addition, the City utilized Plan 2020 interns to distribute surveys to the court jury pools. Jury pools are selected randomly and include people from Marion County. Three hundred eleven surveys were returned. These surveys were used to establish community development priorities.

In addition, the City held two public meetings to educate the community on the Consolidated Plan and HUD funding, to share survey results, to announce funding opportunities, to seek additional citizen input and to release the draft Action Plan during the public comment period. The first meeting was held on August 3, 2015. Sixty-five individuals attended this meeting. The second meeting was held on October 14, 2015. ### individuals attended this meeting.

Summary of public comments.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

need to insert after Oct. 12th

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments submitted within the public comment period were accepted.

7. Summary

The draft form of this Action Plan was available for 30 days for public comment beginning October 14, 2015 and ending November 12, 2015. Draft copies of the document were available in the Department of Metropolitan Development offices and electronically via the City of Indianapolis website.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	INDIANAPOLIS	Department of Metropolitan Development
HOPWA Administrator	INDIANAPOLIS	Department of Metropolitan Development
HOME Administrator	INDIANAPOLIS	Department of Metropolitan Development
ESG Administrator	INDIANAPOLIS	Department of Metropolitan Development

Table 1 – Responsible Agencies

Narrative (optional)

The City of Indianapolis is responsible for the administration and implementation of projects funded with Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA) grant funding from the U.S. Department of Housing and Urban Development (HUD). The Division of Community Economic Development within the Department of Metropolitan Development is responsible for administration of the funds, creating the planning documents, reporting to HUD and the community about the progress of all projects funded. The Division is also responsible for record maintenance and long-term compliance associated with each funding resource.

The City of Indianapolis currently does not implement programming from its offices, but utilizes project sponsors, developers and subgrantees to implement its programs. Local Community Development Corporations and private developers implement housing programs utilizing funds from the City. All developers compete through an open application process once per year for funding for a specific project or program. Projects are evaluated by the Division of Community Economic Development Staff and other community stakeholders that do not have a conflict to ensure eligibility and compliance with City initiatives and this Consolidated Plan. Public service programs also receive funding via this process.

The project sponsors and the City of Indianapolis typically enter into one and two-year agreements for the implementation of projects and programs. More details about this process, including the monitoring of the project sponsors will be spelled out later in this Consolidated Plan.

Consolidated Plan Public Contact Information

City of Indianapolis

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Indianapolis consulted with public housing, governmental health, mental health, private non-profits, and other community stakeholders throughout 2015 on issues related to housing and general community development. All consultations were conducted through face-to-face meetings.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of Indianapolis consulted with the Indianapolis Housing Agency (IHA) and others to research fair housing issues specifically related to the Section 8 Choice Voucher program. These consultation meetings began in early spring, 2015. We have met five times on this topic between then and October, 2015. Other groups that were included in this discussion topic were the United Way of Central Indiana, Indianapolis Apartment Association, Fair Housing Center of Central Indiana, MIBOR, Back Home Again in Indiana, Indiana NAACP, and the Indianapolis Chamber of Commerce. Through this consultation process, it was determined that the City and IHA will continue to work together to ensure housing options exist for all Marion County residents. The results of these consultations will be included in the City's future Analysis of Fair Housing.

In addition, the City and IHA has and will continue to research national best practices for meeting housing needs. Both organizations are committed to streamlining efforts to address current and future housing related issues, specifically housing for low-income individuals and families.

The City of Indianapolis met with the Marion County Health Department, Improving Kids' Environment, Environmental Management Institute, IN Community Action Association, IN State Department of Health, IN Housing and Community Development Authority, IN Joint Asthma Coalition, Martindale Brightwood Environmental Justice Committee, IN Family and Social Services and the IN Department of Environmental Management on a monthly basis beginning in January of 2015. The focus of this meeting is to improve the health of Indianapolis citizens by eliminating harmful housing conditions through collaboration, education, and advocacy with special emphasis on vulnerable populations, such as children and seniors. In addition, the City is will continue to work with the Marion County Health Department to address lead based paint hazards. The City will leverage its CDBG and HOME funds to address lead hazards in eligible projects.

The City consulted with mental health agencies primarily through the Continuum of Care as described below in the next section.

Overall the City of Indianapolis works in conjunction with all other public agencies. Through consultation, the City of Indianapolis has learned that there is a need for greater coordination among funding agencies such as the State of Indiana, the City of Indianapolis and private resources.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Indianapolis Continuum of Care (CoC) is a collaborative, an engaged coalition of public and private agencies and individuals who are dedicated to preventing and ending homelessness in the City of Indianapolis. Members of the Continuum of Care recognize that long-term efforts and goals can only be realized through a cooperative approach and readily share information and resources to meet their collective needs.

The Governance Charter is used to determine the structure for the Indianapolis CoC and was unanimously adopted at the first full membership meeting of the Continuum of Care held on Wed., August 14, 2013. The latest version was amended and approved at a full Continuum of Care meeting on August 27, 2014. The CoC is composed of representatives of organizations, including nonprofit homeless providers, victims of domestic violence service providers, faith-based organization, governments, businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement organizations that serve homeless and formerly homeless veterans and homeless and formerly homeless persons to the extent these groups are represented within the geographic area and are available to participate. The Continuum of Care met three times in 2015 on March 4th, June 4th and October 21st. All meetings were well attended and discussion topics included CoC activities, Blueprint Council updates and elections, 2015 CoC Notice of Funding Availability, HMIS discussion, CoC funding priorities and recommendations and ESG funding recommendations.

The Coalition for Homelessness Intervention and Prevention is the lead agency for Indianapolis Continuum of Care, but the City of Indianapolis is one of the partner agencies in the Continuum. The City of Indianapolis works in partnership with the Indianapolis Continuum of Care consistently throughout the year as part of the governing body called the Blueprint Council. Four staff members from the Division of Community Economic Development are appointed members to the Indianapolis Continuum of Care.

The Blueprint Council is the body that makes recommendations to the full Continuum and acts as the day-to-day decision-making group. Regular meetings with the Blueprint Council enable the City to work with public and private organizations that address housing, health and social services, victim services, employment and education needs of low income persons at-risk of homelessness and homeless persons, including veterans, youth and individuals with special needs. Public agencies that provide systems of care, such as health care, mental health care, foster care and correction programs, are also

part of the discussions about caring for individuals that will be discharged and at high risk for homelessness. The Blueprint Council met on the following dates in 2015: Feb. 2nd, May 20th, Aug. 19th, Oct. 14th and Nov. 18th.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Annually, the City of Indianapolis issues an application for funding and holds a public meeting to discuss the available funds through the Emergency Solutions Grants. Any agency that is eligible may submit an application without regard to community or faith based status so long as they comply with the regulations. Under the requirements of the HEARTH Act of 2009, the City cannot award more than 60% of its funds to emergency shelter and street outreach activities. In 2010, the City elected to issue no more than 50% to emergency shelters and street outreach and to have a focus on prevention and rapid re-housing projects.

Performance standards and outcomes for the Emergency Solutions Grant were established through the Blueprint to End Homelessness 2.0 document. This document was developed through a collaborative process that included both the Blueprint Council and the Continuum of Care. The Indianapolis Continuum of Care worked diligently to align the goals of the strategy to end homelessness with the Continuum of Care and the Emergency Solution Grant.

The application process for Emergency Solutions Grant funds is as follows:

- CED (Community Economic Development) issues an application for Emergency Solution Grant funds. A notice of the release of the application will be published in two newspapers of general circulation, two weeks prior to the issuance and a public hearing will be held to announce it. A deadline for application submission will be included in these announcements.
- Applications must be received in Suite 2042 of the City-County Building on the due date. Applications will be date stamped for verification of receipt. Any applications received after the announced deadline will be ineligible for consideration.
- A team of representatives from the Continuum of Care and City staff will be convened to review applications. A standard evaluation form will be used to assess all applications. Through this evaluation process, the review team will establish recommendations.
- The Mayor and the Director of DMD will review the recommendations and will either approve or amend these recommendations.

- The applications recommended through the above process will be presented to the Continuum of Care.
- The applications recommended through the above process will also be presented to the appropriate governing body. This governing body has the final authority to approve or amend the funding recommendations.
- Applicants will receive written notification, indicating the level of support, if any, which will be awarded. Participation in further discussion regarding the outcomes of the application process will be at the discretion of review team members and City administration.
- Funds for those projects that have received approval will be made available upon the execution of a signed contract between the City and the Project Sponsor.

The Indianapolis Continuum of Care Governance Charter established the Coalition for Homelessness Intervention and Prevention to be the HMIS Lead. All organizations receiving Emergency Solutions Grant funds are required to use HMIS for tracking and reporting.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1 Agency/Group/Organization	IHA
Agency/Group/Organization Type	Housing PHA
What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met with Bud Myers and Valarie Calhoun. Consulted with about affordable housing needs, public housing capital plans, fair housing, and resident needs.
2 Agency/Group/Organization	Insight Development
Agency/Group/Organization Type	Housing Services - Housing
What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met with Bruce Baird and Jennifer Green. Consulted with about affordable housing needs, Indianapolis housing market, fair housing, and housing strategy.
3 Agency/Group/Organization	Indiana Healthy Homes Alliance
Agency/Group/Organization Type	Regional organization
What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Regional planning organization met monthly in 2015. Discussion topics included Center Township housing violations, information and referrals, lead education programs, advocacy updates, lead poison statistics, research healthy homes programs in other states, landlord training programs, and funding healthy homes initiatives.</p>
<p>4 Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims CoC Lead Agency</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy</p>	

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met with Christy Shepard, Michael Butler, and Alan Witchey on the needs facing the Indianapolis homeless population, those at-risk homelessness and the continuum of care providers that work with these individuals and families.
5	Agency/Group/Organization	LOCAL INITIATIVES SUPPORT CORPORATION
	Agency/Group/Organization Type	Housing Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met with Bill Taft and Tedd Grain of Local Initiatives Support Corporation. Discussed issues facing housing development and economic development as they related to total neighborhood redevelopment. Institutional structure for delivering services and affordable housing was also discussed.
6	Agency/Group/Organization	Back Home in Indiana Alliance
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met with AccessAbility and Back Home in Indiana Alliance to discuss the housing and service needs of persons living with disabilities.

7	Agency/Group/Organization	AccessAbility
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met with AccessAbility and Back Home in Indiana Alliance to discuss the housing and service needs of persons living with disabilities.
8	Agency/Group/Organization	Indianapolis Coalition for Neighborhood Development
	Agency/Group/Organization Type	Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met with members of the coalition to discuss affordable housing, homeownership opportunities, fair housing, community development priorities, and vacant housing issues.
9	Agency/Group/Organization	HOPWA Roundtable
	Agency/Group/Organization Type	Services - Housing Services-Persons with HIV/AIDS Other government - Local Regional organization Business and Civic Leaders

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What section of the Plan was addressed by Consultation?	HOPWA Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The HOPWA roundtable meets on a quarterly basis to share information about program results, enforce a mutual release of information and freely discuss housing matters about all clients accessing HOPWA assistance in the area. Each year the roundtable meets to discuss the number of people requesting services and unmet needs to determine the request for allocations.

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Coalition for Homeless Intervention and Prevention	The Strategic Plan for the City of Indianapolis includes goals of the Continuum of Care. These goals are written to support the efforts of the community that serves our homeless neighbors.
Plan 2020	City of Indianapolis, DMD	Plan 2020 is a regional effort to solicit input from the public about the future of Indianapolis as it approaches its 200th birthday. The plan focuses in five areas, Love Indy, Choose Indy, Serve Indy, Work Indy and Connect Indy.
Analysis of Impediments to Fair Housing	City of Indianapolis, DMD	Fair housing is a leading issue facing Indianapolis. Research by the Fair Housing Center of Central Indiana has shown mass amounts of housing discrimination.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

In 2015, the City worked to broaden the outreach to gain input on housing and community development needs and priorities and to set annual goals to be met with HUD funding. First, a survey tool was released online to reach the community at large. In addition, the City utilized Plan 2020 interns to distribute surveys to the court jury pools. Jury pools are selected randomly and include people from Marion County. Three hundred eleven surveys were returned. These surveys were used to establish community development priorities.

In addition, the City held two public meetings to educate the community on the Consolidated Plan and HUD funding, to share survey results, to announce funding opportunities, to seek additional citizen input and to release the draft Action Plan during the public comment period. The first meeting was held on August 3, 2015. Sixty-five individuals attended this meeting. The second meeting was held on October 14, 2015. ### individuals attended this meeting.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community	65 + Oct meeting attending the public meetings.		All comments were accepted	
2	Survey	Non-targeted/broad community		Surveys identified top community challenges: public transit, unsafe/abandoned properties and pedestrian infrastructure; top social challenges: Crime and safety, unemployment, and mental health.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Internet Outreach	Non-targeted/broad community	Posted draft Annual Action Plan on website for 30 day public comment period.			www.indy.gov/DM D

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The City of Indianapolis anticipates receiving CDBG, HOME, ESG and HOPWA in 2016. If these grant programs are funded at the congressional level, the City of Indianapolis will receive funding based on a formula. CDBG and HOME funds have been cut each year over the past six years and the City is anticipating a 5 percent cut for these grants again in 2016. ESG and HOPWA, however, have both increased in annual allocations over the past several years. This Plan assumes level funding for ESG and HOPWA for 2016.

If the City is awarded more funding than anticipated, the additional funds will be awarded through a competitive application process that will be announced on the City website at www.indy.gov/dmd. If the City is awarded less funding, each of the projects in this Plan will receive a proportionate reduction in funding. The City of Indianapolis Citizen Participation Plan describes when a substantial amendment to an Annual Action Plan is required. If changes in funding trigger a substantial amendment to this Plan, the City will make the draft amended Action Plan available to the public for a 30-day comment period, include any comments received in the final amended Plan and submit it to HUD for approval.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available	Reminder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:			
			\$	\$	\$			

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services					The Community Development Block Grant can be used to help low to moderate income individuals or households through a variety of activities including housing development, public services, planning, economic development and public facility improvements.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	7,801,773	50,000	0	7,851,773	23,405,319 The HOME Investment Partnerships Program can be used for a variety of affordable housing activities, including renovation of housing, new construction of housing and rental assistance.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA				950,492	The Housing Opportunities for Persons with AIDS (HOPWA) program was established to provide housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	749,167	0	0	749,167	2,247,501 ESG funds may be used for five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and HMIS; as well as administrative activities
Section 108	public - federal	Economic Development Housing	29,000,000	0	0	29,000,000	17,000,000 Financing tool that allows communities and States to expand size of their CDBG programs (as much as 5 times their CDBG allocations).

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Indianapolis will give priority to projects and programs that have additional funding and sustainability. The City of Indianapolis will utilize federal funding as a gap-financing program to help projects and programs move from planning to reality.

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- The City of Indianapolis changed its home repair grant program to a loan program to create program income to fund future repair programs.
- The City of Indianapolis will require ESG and HOME projects to meet match requirements as part of their application, claim and reporting process.

The City of Indianapolis will calculate match through several means, including, though not limited to the following: donated or sold land at below market value for properties acquired with non-federal funds; the development of infrastructure directly facilities by the occupancy of HOME assisted projects when funds are expended; cash contributions made in conjunction with eligible projects funded by the Indianapolis Low Income Housing Trust Fund; cash contributions associated with non-HOME portions of a mixed income or mixed use HOME project when eligible; and the direct costs of supportive services paid for with non-federal funds for the City's TBRA program.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Central State Reuse Plan, developed in 2006, outlines initiatives to utilize City owned property. There are four primary land uses recommended. These are: (1) Commercial – including both office, retail and possibly educational-institutional development; (2) Residential – single-family and multi-family detached and attached housing; (3) Cultural Village – a pedestrian oriented commercial village with museum, theatre, entertainment and possibly educational venues in both the existing historic structures and newly constructed facilities; and (4) Open Space – including active recreational and passive trails and quiet parks.

In addition, Renew Indianapolis, a non-profit land banking organization, has been working to market and sell primarily single family homes that are owned by the City of Indianapolis. Most of these homes were purchased by the City because they were vacant and abandoned due to the country's foreclosure crisis. Some of these properties were purchased with federal Neighborhood Stabilization Funds and have requirements regarding end use and income restrictions.

Any project funded by the City of Indianapolis must meet one of the priorities and goals of the Consolidated Plan and must be an eligible project. If city-owned land is used for a development project and receives funding through this Action Plan, the city-owned land will not be acquired using federal HUD grant resources.

Discussion

The City of Indianapolis will invest these resources in projects that can maximize impact in the community by leveraging other funding resources. The City of Indianapolis prefers to provide gap financing to projects that find additional resources and partnerships to implement the program. The City will fund applications for grant funding that are able to leverage the most funding.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Facade Improvements	2015	2019	Non-Housing Community Development	City-wide Initiatives	Livable Communities	\$130,000	CDBG: Businesses assisted: 3 Businesses Assisted
2	Owner Occupied Home Repair	2015	2019	Affordable Housing	City-wide Initiatives	Livable Communities Fair Housing	\$2,030,000	CDBG: Homeowner Housing Rehabilitated: 113 Household Housing Unit
3	Youth Education	2015	2019	Non-Housing Community Development	City-wide Initiatives	Youth Education and Employment	\$345,100	CDBG: Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
4	Youth Employment	2015	2019	Non-Housing Community Development	City-wide Initiatives	Youth Education and Employment	\$33,500	CDBG: Public service activities other than Low/Moderate Income Housing Benefit: 55 Persons Assisted
5	Job Training and Placement	2015	2019	Non-Housing Community Development	City-wide Initiatives	Economic Opportunities	\$458,000	CDBG: Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Business expansion & Job Creation	2015	2019	Non-Housing Community Development	North Northeast East	Economic Opportunities	CDBG: \$615,000	Jobs created/retained: 13 Jobs
7	Prevention and Stabilization	2015	2019	Affordable Housing Homeless	City-wide Initiatives	Prevention and Stabilization	ESG: \$243,750	Homelessness Prevention: 175 Persons Assisted
8	Rapid Re-Housing	2015	2019	Homeless	City-wide Initiatives	Emergency Shelter Assistance	ESG: \$108,650	Tenant-based rental assistance / Rapid Rehousing: 55 Households Assisted
9	Shelter Stays	2015	2019	Homeless	City-wide Initiatives	Emergency Shelter Assistance	ESG: \$312,326	Homeless Person Overnight Shelter: 400 Persons Assisted
10	Outreach	2015	2019	Homeless	City-wide Initiatives	Street Outreach	ESG: \$32,000	Homeless Person Overnight Shelter: 90 Persons Assisted
11	TBRA - HOPWA	2015	2019	Non-Homeless Special Needs	City-wide Initiatives	Services for Persons Living with HIV	HOPWA: \$446,580	Tenant-based rental assistance / Rapid Rehousing: 95 Households Assisted
12	Short Term Rent, Utility and Mortgage Assistance	2015	2019	Non-Homeless Special Needs	City-wide Initiatives	Services for Persons Living with HIV	HOPWA: \$165,220	HIV/AIDS Housing Operations: 340 Household Housing Unit
13	Support Services - HOPWA	2015	2019	Non-Homeless Special Needs	City-wide Initiatives	Services for Persons Living with HIV	HOPWA: \$170,400	Public service activities other than Low/Moderate Income Housing Benefit: 320 Persons Assisted
14	Housing Stability - HOPWA	2015	2019	Non-Homeless Special Needs	City-wide Initiatives	Services for Persons Living with HIV		

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Affordable Rental Housing	2015	2019	Affordable Housing	North Northeast East West	Livable Communities	CDBG: \$855,800 HOME: \$2,100,000	Rental units constructed: 22 Household Housing Unit Rental units rehabilitated: 275 Household Housing Unit
16	Homeownership - Construction/Rehabilitation	2015	2019	Affordable Housing	North Northeast East	Livable Communities	CDBG: \$700,000 HOME: \$725,000	Homeowner Housing Rehabilitation: 13 Household Housing Unit
17	Community Center Support	2015	2019	Non-Housing Community Development	City-wide Initiatives	Livable Communities	CDBG: \$249,500	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
18	Public Facilities	2015	2019	Non-Housing Community Development	North	Livable Communities	CDBG: \$500,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 38 Beds
19	Administration and Coordination	2015	2019	Administration	Administration		CDBG: \$1,560,355 HOPWA: \$66,534 HOME: \$279,427 ESG: \$52,441	Other: 4 Other

Table 6 – Goals Summary

Goal Descriptions

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1	Goal Name	Facade Improvements
	Goal Description	The City of Indianapolis will support facade improvements in a focused effort.
2	Goal Name	Owner Occupied Home Repair
	Goal Description	Support owner occupied repair/rehab through loans to persons earning less than 80 percent AMFI.
3	Goal Name	Youth Education
	Goal Description	Support youth academic activities.
4	Goal Name	Youth Employment
	Goal Description	Support youth employment programs.
5	Goal Name	Job Training and Placement
	Goal Description	Support job training and placement programs for low to moderate income individuals.
6	Goal Name	Business expansion & Job Creation
	Goal Description	Support business expansion and new businesses with job creation activities.
7	Goal Name	Prevention and Stabilization
	Goal Description	Serve individuals/families with homelessness prevention and stabilization activities.
8	Goal Name	Rapid Re-Housing
	Goal Description	Serve individuals/families with Rapid Re-Housing and Stabilization services.

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9	Goal Name	Shelter Stays
	Goal Description	Reduce the average shelter stay by at least 10 percent from the preceding year.
10	Goal Name	Outreach
	Goal Description	Serve individuals with outreach services. Of those served, 15 percent will meet the definition of "chronic homeless".
11	Goal Name	TBRA - HOPWA
	Goal Description	Tenant based rental assistance will be provided to individuals/families that are HIV/AIDS positive.
12	Goal Name	Short Term Rent, Utility and Mortgage Assistance
	Goal Description	Provide short term rent, utility, and mortgage assistance to individuals/families that are HIV/AIDS positive.
13	Goal Name	Support Services - HOPWA
	Goal Description	Provide supportive services to individuals that are HIV/AIDS positive and their families.
14	Goal Name	Housing Stability - HOPWA
	Goal Description	Individuals/families will remain stably housed for one year.
15	Goal Name	Affordable Rental Housing
	Goal Description	Support the development of affordable rental housing that improves the quality of Indianapolis neighborhoods. This includes construction of new units and rehabilitation of existing units.
16	Goal Name	Homeownership - Construction/Rehabilitation
	Goal Description	Create homeownership opportunities with exceptional design for households at or below 80 percent AMFI.

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17	Goal Name	Community Center Support
	Goal Description	Support community centers across the City that offer public services to low income residents living in the surrounding neighborhoods. Public service activities vary by center, but will focus on programs for youth and employment programs for low-income persons.
18	Goal Name	Public Facilities
	Goal Description	Support public facility projects that produce vibrant environments and serve low/moderate-income neighborhoods.
19	Goal Name	Administration and Coordination
	Goal Description	Fund administration and coordination activities to assist with the delivery of programs and projects in the the community.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

HOME funds will be invested to develop 66 affordable housing opportunities. Fifteen will be for extremely low-income, 14 will be for low-income, and 37 will be for moderate-income families.

AP-35 Projects – 91.220(d)

Introduction

The City of Indianapolis utilizes local community development corporations and private developers to implement housing programs using funds from the City. All developers compete through an open application process once per year for funding for a specific project or program. Projects are evaluated by Division of Community Economic Development Staff to ensure eligibility and compliance with City initiatives and the Consolidated Plan. Public services programs also receive funding through this process.

#	Project Name
1	Community Action of Greater Indianapolis Homeowner Repair
2	Englewood Community Development Corporation Homeowner Repair
3	Indianapolis Neighborhood Housing Partnership Homeowner Repair
4	King Park Area Development Homeowner Repair
5	Mapleton Fall Creek CDC HOR
6	Near North Development Corp Homeowner Repair
7	Riley Area Development Homeowner Repair
8	Southeast Neighborhood Development Homeowner Repair
9	United North East CDC
10	West Indianapolis Community Development Corp Homeowner Repair
11	Westside Community Development Homeowner Repair
12	West Indianapolis Community Development Corp Rental Rehab
13	Riley CDC W. Michigan Demolition
14	Dove Recovery House Transitional Housing
15	JHBCC Byrne Court Rehabilitation
16	JHBCC Jefferson Apartments
17	King Park CDC BUILD Fund
18	KPCDC Monon 16 Diverse Housing Initiative
19	Mapleton Fall Creek Development Corp Homeownership Initiative
20	Insight Development Bethel & Indiana Ave Rental Rehab
21	UNEC Operation Crosstown
22	LISC Facade
23	Riley RUKUS
24	CAFE Community Center
25	Christamore House Community Center
26	Concord Community Center
27	Edna Martin Community Center
28	Fay B Glick Community Center
29	Flanner House Community Center

#	Project Name
30	Forest Manor MSC Community Center
31	Forest Manor KK Community Center
32	Hawthorne Community Center
33	John H Boner Community Center
34	Mary Rigg Community Center
35	La Plaza Community Center
36	MLKCC Community Center
37	Southeast Community Services Community Center
38	Coburn Place Public Service
39	CAFE Public Service
40	Concord Public Service
41	Damar Public Service
42	Employ Indy / Indianapolis Private Industry Council
43	Flanner House Public Service
44	Hawthorne Center Public Service
45	Indianapolis Neighborhood Resource Center Public Service
46	John H Boner Center Public Service
47	Julian Center Public Service
48	Keys to Work Public Service
49	Mary Rigg Neighborhood Center Public Service
50	Outreach, Inc Public Service
51	School on Wheels Public Service
52	Trusted Mentors Public Service
53	2016 Admin
54	Summer Youth Program Fund SYPF Pool
55	NEAR/Homeownership/2016
56	King Park/Homeownership/2016
57	Englewood CDC/ Homeownership/ 2016
58	Mapleton Fall Creek/ Rental Fall Creek Flats/ 2016
59	Insight Development/ Rental Bethel/ 2016
60	Multifamily Rental Projects/ 2016
61	Accessibility/ TBRA / 2016
62	CHDO Operating Expenses/ 2016
63	HOME Administrative/ 2016
64	Indianapolis HOPWA Admin 2015
65	Indianapolis ESG 2015
66	HOPWA IU Health Bloomington
67	HOPWA Damien Center
68	Mapleton Fall Creek/Central Avenue 2016

#	Project Name
69	Rehabilitation Specialist

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The primary challenge for the City of Indianapolis is to reach the underserved people in the community, which is people with special needs, particularly those living with a disability and seniors. Many groups that serve the general population also serve persons with disabilities and seniors as part of their programs. However, the demand for services exceeds the level of services being provided.

Through consultation, many of these organizations mentioned low funding levels as the reason for a shortage of services. Human capital reaching its maximum level was also another common thread among consultations. The City of Indianapolis and its partners will need to seek additional funding to for its initiatives assisting those with special needs.

The City of Indianapolis has already started this process by converting its home repair grant program to a loan program. Homeowners seeking assistance from the City of Indianapolis must agree to a 30-year no interest, no payment lien on their property before receiving assistance. Loans are to be paid back from net sale proceeds when the property transfers ownership. The idea behind this change is to create a future funding resource when either funding is more limited or other initiatives in the community become a priority.

The City of Indianapolis will need to continue developing programs favorable lending programs and finding additional resources that can sustain and grow programming.

Projects

AP-38 Projects Summary Project Summary Information

Table 9 – Project Summary

1	Project Name	Community Action of Greater Indianapolis Homeowner Repair
Target Area	City-wide Initiatives	
Goals Supported	Owner Occupied Home Repair	
Needs Addressed	Livable Communities	
Funding	CDBG: \$105,000	
Description	CAGI will assist homeowners with housing repairs.	
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities	Provide funding for 6 homeowner repair activities. Four of the homeowners will earn incomes between 31 and 50 percent AMFI and two homeowners will earn incomes between 51 and 80 percent AMFI. The project is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate income housing benefit.	
Location Description	3266 N Meridian St, Indianapolis, IN 46208	
Planned Activities	Provide funding for homeowner repair activities.	
2	Project Name	Englewood Community Development Corporation Homeowner Repair
Target Area	East	
Goals Supported	Owner Occupied Home Repair	

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	Needs Addressed	Livable Communities
Funding	CDBG: \$175,000	Englewood CDC will perform homeowner repairs activities.
Description		
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities		Provide funding for 9 homeowner repair activities. Four of the homeowners will earn incomes between 31 and 50 percent AMFI and five homeowners will earn incomes between 51 and 80 percent AMFI. The project is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate income housing benefit.
Location Description	57 North Rural Street, Indianapolis, IN 46201	
Planned Activities		Provide funding for homeowner repair activities.
3 Project Name		Indianapolis Neighborhood Housing Partnership Homeowner Repair
Target Area		City-wide Initiatives
Goals Supported		Owner Occupied Home Repair
Needs Addressed		
Funding	CDBG: \$700,000	
Description		INHP will perform homeowner repair activities.
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities		Provide funding for 35 homeowner repair activities. Eighteen of the homeowners will earn incomes between 31 and 50 percent AMFI and seventeen homeowners will earn incomes between 51 and 80 percent AMFI. The project is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate income housing benefit.
Location Description	3550 N Washington Blvd, Indianapolis, IN 46205	

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	Planned Activities	Provide funding for homeowner repair activities.
4	Project Name	King Park Area Development Homeowner Repair
Target Area	North	
Goals Supported	Owner Occupied Home Repair	
Needs Addressed	Livable Communities	
Funding	CDBG: \$105,000	
Description	King Park CDC will perform homeowner repair activities.	
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities	Provide funding for 6 homeowner repair activities. Four of the homeowners will earn incomes between 31 and 50 percent AMFI and two homeowners will earn incomes between 51 and 80 percent AMFI. The project is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate income housing benefit.	
Location Description	2430 North Delaware, Indianapolis, IN 46205	
Planned Activities	Provide funding for homeowner repair activities.	
5	Project Name	Mapleton Fall Creek CDC HOR
Target Area	North	
Goals Supported	Owner Occupied Home Repair	
Needs Addressed	Livable Communities	
Funding	CDBG: \$175,000	
Description	Mapleton Fall Creek will perform Homeowner Repair Activities.	
Target Date	1/31/2017	

	Estimate the number and type of families that will benefit from the proposed activities	Provide funding for 9 homeowner repair activities. Five of the homeowners will earn incomes between 31 and 50 percent AMFI and four homeowners will earn incomes between 51 and 80 percent AMFI. The project is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate income housing benefit.
	Location Description	130 East 30th Street, Indianapolis, IN 46205
	Planned Activities	Provide funding for homeowner repair activities.
6	Project Name	Near North Development Corp Homeowner Repair
	Target Area	North
	Goals Supported	Owner Occupied Home Repair
	Needs Addressed	Livable Communities
	Funding	CDBG: \$175,000
	Description	Near North will perform homeowner repair activities.
	Target Date	1/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Provide funding for 9 homeowner repair activities. Five of the homeowners will earn incomes between 31 and 50 percent AMFI and four homeowners will earn incomes between 51 and 80 percent AMFI. The project is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate income housing benefit.
	Location Description	1433 North Meridian, Suite 201, Indianapolis, IN 46202
	Planned Activities	Provide funding for homeowner repair activities.
7	Project Name	Riley Area Development Homeowner Repair
	Target Area	City-wide Initiatives
	Goals Supported	Owner Occupied Home Repair
	Needs Addressed	Livable Communities

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	Funding	CDBG: \$105,000
Description	Riley Area Development will perform homeowner repair activities.	
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities	Provide funding for 6 homeowner repair activities. Four of the homeowners will earn incomes between 31 and 50 percent AMFI and two homeowners will earn incomes between 51 and 80 percent AMFI. The project is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate income housing benefit.	
Location Description	875 Massachusetts Ave # 101, Indianapolis, IN 46204	
Planned Activities	Provide funding for homeowner repair activities.	
8 Project Name	Southeast Neighborhood Development Homeowner Repair	
Target Area	South	
Goals Supported	Owner Occupied Home Repair	
Needs Addressed	Livable Communities	
Funding	CDBG: \$105,000	
Description	Southeast Neighborhood Development will assist with homeowner repair activities.	
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities	Provide funding for 6 homeowner repair activities. Four of the homeowners will earn incomes between 31 and 50 percent AMFI and two homeowners will earn incomes between 51 and 80 percent AMFI. The project is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate income housing benefit.	
Location Description	1035 Sanders St Suite 118, Indianapolis, IN 46203	
Planned Activities	Provide funding for homeowner repair activities.	
9 Project Name	United North East CDC	

	Target Area	Northeast
Goals Supported	Owner Occupied Home Repair	
Needs Addressed	Livable Communities	
Funding	CDBG: \$105,000	
Description	UNEC will perform homeowner repair activities.	
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities	Provide funding for 6 homeowner repair activities. Four of the homeowners will earn incomes between 31 and 50 percent AMFI and two homeowners will earn incomes between 51 and 80 percent AMFI. The project is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate income housing benefit.	
Location Description	3636 E 38th St, Indianapolis, IN 46218	
Planned Activities	Provide funding for homeowner repair activities.	
10 Project Name	West Indianapolis Community Development Corp Homeowner Repair	
Target Area	West	
Goals Supported	Owner Occupied Home Repair	
Needs Addressed	Livable Communities	
Funding	CDBG: \$65,000	
Description	WICDC will perform homeowner repair activities.	
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities	Provide funding for four homeowner repair activities. Two of the homeowners will earn incomes between 31 and 50 percent AMFI and two homeowners will earn incomes between 51 and 80 percent AMFI. The project is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate income housing benefit.	

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	Location Description	1211 Hiatt St, Indianapolis, IN 46221
	Planned Activities	Provide funding for homeowner repair activities.
11	Project Name	Westside Community Development Homeowner Repair
	Target Area	West
	Goals Supported	Owner Occupied Home Repair
	Needs Addressed	Livable Communities
	Funding	CDBG: \$175,000
	Description	WCDC will perform homeowner repair activities.
	Target Date	1/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Provide funding for 9 homeowner repair activities. Five of the homeowners will earn incomes between 31 and 50 percent AMFI and four homeowners will earn incomes between 51 and 80 percent AMFI. The project is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate income housing benefit.
	Location Description	2232 W Michigan St, Indianapolis, IN 46222
	Planned Activities	Provide funding for homeowner repair activities.
12	Project Name	West Indianapolis Community Development Corp Rental Rehab
	Target Area	West
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Livable Communities
	Funding	CDBG: \$40,000
	Description	WICDC will perform rental rehab for affordable housing units.
	Target Date	1/31/2017

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Estimate the number and type of families that will benefit from the proposed activities	Provide funding for 8 rental repair activities. Four of the tenants will earn incomes between 31 and 50 percent AMFI and four tenants will earn incomes between 51 and 80 percent AMFI. The project is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate income housing benefit.
Location Description	1211 Hiatt St, Indianapolis, IN 46221
Planned Activities	Provide funding for rental rehab activities.
13 Project Name	Riley CDC W. Michigan Demolition
Target Area	North
Goals Supported	Affordable Rental Housing
Needs Addressed	Livable Communities
Funding	CDBG: \$58,000
Description	Riley CDC will be performing demolition activities for the creation of affordable housing.
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Provide funding for the creation of 1 unit of affordable multi-family rental housing. The project is eligible under 24 CFR 570.201 (a) and will have a low and moderate income housing benefit. One renter will earn income between 51 and 80 percent AMFI.
Location Description	875 Massachusetts Ave # 101, Indianapolis, IN 46204
Planned Activities	Provide funding for the creation of affordable multi-family rental housing.
14 Project Name	Dove Recovery House Transitional Housing
Target Area	North
Goals Supported	Public Facilities

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Needs Addressed	Livable Communities
Funding	CDBG: \$500,000
Description	Dove Recovery House will be performing rehab activities for the adaptive reuse of a building into transitional housing.
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Renovation of an existing building that will be used as transitional housing for homeless women. Thirty-eight individuals benefiting from this activity will have incomes between 0 and 30 percent AMFI. This is eligible under 24 CFR 570.201 (c) and will have a low and moderate income housing benefit.
Location Description	3351 North Meridian Street, Indianapolis, IN 46208
Planned Activities	Funds will be used for the rehabilitation of a transitional housing facility.
15 Project Name	JHBCC Byrne Court Rehabilitation
Target Area	East
Goals Supported	Affordable Rental Housing
Needs Addressed	Livable Communities
Funding	CDBG: \$150,000
Description	JHBCC will be performing rehab activities on existing affordable housing.
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Rehabilitation of an existing multi-family apartment consisting of 50 units. At least 51 percent, or 26, units will be leased to persons with incomes between 0 and 80 percent AMFI . This is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate housing benefit.
Location Description	1411 East Market Street, Indianapolis, IN 46201

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	Planned Activities	Funding will be used for rental rehabilitation.
16	Project Name	JHBCC Jefferson Apartments
Target Area	East	Affordable Rental Housing
Goals Supported	Livable Communities	
Needs Addressed		
Funding	CDBG: \$72,800	
Description	JHBCC will be performing rehab activities for the creation of an affordable rental unit.	
Target Date	1/31/2017	
	Estimate the number and type of families that will benefit from the proposed activities	Rehabilitation of an existing multi-family apartment. One accessible unit will be added to this existing apartment building and will be leased to a person who's income is between 0 and 80 percent AMFI . This is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate housing benefit.
	Location Description	2213 10th St, Indianapolis, IN 46201
	Planned Activities	Funds will be used for rental rehabilitation.
17	Project Name	King Park CDC BuILD Fund
Target Area	North	
Goals Supported	Business expansion & Job Creation	
Needs Addressed	Economic Opportunities	
Funding	CDBG: \$600,000	
Description	King Park CDC wil be utilizing a loan fund to businesses for the creation jobs.	
	Target Date	1/31/2017

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	Estimate the number and type of families that will benefit from the proposed activities	Funds will be used to provide loans to new and existing businesses located in the neighborhood revitalization strategy areas for the creation of jobs for low/moderate-income persons. The project is eligible under 24 CFR 570.204 (c) and will have a low and moderate income area benefit.
Location Description	2430 North Delaware, Indianapolis, IN 46205	
Planned Activities	Funds will be used for the creation of new jobs for low/moderate-income persons.	
18 Project Name	KPCDC Monon 16 Diverse Housing Initiative	
Target Area	North	
Goals Supported	Homeownership - Construction/Rehabilitation	
Needs Addressed	Livable Communities	
Funding	CDBG; \$350,000	
Description	King Park CDC will be creating single family homeownership opportunities.	
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities	Rehabilitation of 5 existing single-family housing units located within the neighborhood revitalization strategy area. These homes will be sold to persons with incomes above 80 percent AMFI to diversify the neighborhood and offer mixed-income housing options within this neighborhood. This is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate housing benefit.	
Location Description	2430 N. Delaware, Indianapolis, IN 46205	
Planned Activities	Funds will be used for rehabilitation of existing single family homes for homeownership.	
19 Project Name	Mapleton Fall Creek Development Corp Homeownership Initiative	
Target Area	North	
Goals Supported	Homeownership - Construction/Rehabilitation	
Needs Addressed	Livable Communities	

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Funding	CDBG: \$350,000
Description	Mapleton Fall Creek CDC will be assisting in an homeownership initiative for low income individuals.
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Rehabilitation of 5 existing single-family housing units located within the neighborhood revitalization strategy area. These homes will be sold to persons with incomes below 80 percent AMFI. This is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate housing benefit.
Location Description	130 East 30th Street, Indianapolis, IN 46205
Planned Activities	
20	
Project Name	Insight Development Bethel & Indiana Ave Rental Rehab
Target Area	East
Goals Supported	Affordable Rental Housing
Needs Addressed	Livable Communities
Funding	CDBG: \$400,000
Description	Insight Development will be assisting in the rehabilitation of the affordable units.
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Rehabilitation of 200 existing multi-family housing units . At least 51 percent, or 101, units will be leased to persons with incomes below 80 percent AMFI. This is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate housing benefit.
Location Description	546 East 17th Street, Indianapolis, IN 46202
Planned Activities	Funds will be used for rental rehabilitation.
21	
Project Name	UNEC Operation Crosstown

Annual Action Plan
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Target Area	Northeast
Goals Supported	Affordable Rental Housing
Needs Addressed	Livable Communities
Funding	CDBG: \$175,000
Description	UNEC will be performing acquisition and rehab of affordable rental housing units.
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Rehabilitation of 3 existing single-family housing units located within the neighborhood revitalization strategy area. These homes will be sold to persons with incomes below 80 percent AMFI. This is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate housing benefit.
Location Description	3636 East 38th Street, Indianapolis, IN 46218
Planned Activities	Funds will be used for rental rehabilitation.
Project Name	LISC Facade
Target Area	City-wide Initiatives
Goals Supported	Facade Improvements
Needs Addressed	Livable Communities
Funding	CDBG: \$130,000
Description	Facade improvements to LMA businesses
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Rehabilitation of 3 existing commercial buildings. Rehabilitation will consist of exterior facade improvements. This is eligible under 24 CFR 570.202 (a) (3) and will have a low and moderate area benefit.

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	Location Description	202 East Market, Indianapolis, IN 46204
	Planned Activities	Funds will be used for commercial facade improvements.
23	Project Name	Riley RUKUS
	Target Area	East
	Goals Supported	Job Training and Placement
	Needs Addressed	Economic Opportunities
	Funding	CDBG: \$15,000
	Description	Technical assistance to Riley RUKUS makerspace
	Target Date	1/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Entrepreneurs will receive job training and technical assistance. 3 low-moderate income individuals will receive job training. This is eligible under 24 CFR 570.204 and will have a low and moderate area benefit.
	Location Description	875 Massachusetts Avenue, Suite 101, Indianapolis, IN 46204
	Planned Activities	Funds will be used for job training for microenterprises.
24	Project Name	CAFE Community Center
	Target Area	Northeast East
	Goals Supported	Community Center Support
	Needs Addressed	Economic Opportunities
	Funding	CDBG: \$18,500
	Description	Case management activities to low/mod clientele

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Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 50 low and moderate income residents within service area. All persons served will have incomes less than 30 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
Location Description	8902 E 38th St, Indianapolis, IN 46226
Planned Activities	The program will serve 50 individuals.
25 Project Name	Christamore House Community Center
Target Area	West
Goals Supported	Community Center Support
Needs Addressed	Youth Education and Employment
Funding	CDBG: \$18,500
Description	Case management activities to low mod clientele
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 42 low and moderate income residents within service area. All persons served will have incomes less than 30 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
Location Description	502 North Tremont, Indianapolis, IN 46222
Planned Activities	The program will serve 42 individuals.
26 Project Name	Concord Community Center
Target Area	South
Goals Supported	Community Center Support

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Needs Addressed	Youth Education and Employment
Funding	CDBG: \$18,500
Description	Case management activities to low mod clientele
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 40 low and moderate income residents within service area. All persons served will have incomes less than 30 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
Location Description	1310 S Meridian St, Indianapolis, IN 46225
Planned Activities	The program will serve 40 individuals.
Project Name	Edna Martin Community Center
Target Area	Northeast
Goals Supported	Community Center Support
Needs Addressed	Youth Education and Employment
Funding	CDBG: \$18,500
Description	Case management activities to low mod clientele
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 50 low and moderate income residents within service area. All persons served will have incomes less than 30 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
Location Description	2605 E 25th St, Indianapolis, IN 46218
Planned Activities	This program will serve 50 people.

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28	Project Name	Fay B Glick Community Center
Target Area	West	
Goals Supported	Community Center Support	
Needs Addressed	Youth Education and Employment	
Funding	CDBG: \$18,500	
Description	Case management activities to low mod clientele	
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 75 low and moderate income residents within service area. All persons served will have incomes less than 30 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.	
Location Description	2990 W 71st St, Indianapolis, IN 46268	
Planned Activities	This program will serve 75 people.	
29	Project Name	Flanner House Community Center
Target Area	Northwest	
Goals Supported	Community Center Support	
Needs Addressed	Youth Education and Employment	
Funding	CDBG: \$18,500	
Description	Case management activities to low mod clientele	
Target Date	1/31/2017	

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	Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 40 low and moderate income residents within service area. All persons served will have incomes less than 30 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	Location Description	2424 Dr. M.L.K. Jr St, Indianapolis, IN 46208
	Planned Activities	This program will serve 40 people.
30	Project Name	Forest Manor MSC Community Center
	Target Area	
	Goals Supported	Community Center Support
	Needs Addressed	Youth Education and Employment
	Funding	CDBG: \$18,500
	Description	Case management activities to low mod clientele
	Target Date	1/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 75 low and moderate income residents within service area. All persons served will have incomes less than 30 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	Location Description	5603 E 38th St, Indianapolis, IN 46218
	Planned Activities	This program will serve 75 people.
31	Project Name	Forest Manor KK Community Center
	Target Area	North Northeast
	Goals Supported	Community Center Support

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Needs Addressed	Youth Education and Employment
Funding	CDBG: \$9,000
Description	Case management activities to low mod clientele
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 40 low and moderate income residents within service area. All persons served will have incomes less than 30 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
Location Description	5603 E 38th St, Indianapolis, IN 46218
Planned Activities	This program will serve 40 people.
32 Project Name	Hawthorne Community Center
Target Area	
Goals Supported	Community Center Support
Needs Addressed	Youth Education and Employment
Funding	CDBG: \$18,500
Description	Case management activities to low mod clientele
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 45 low and moderate income residents within service area. All persons served will have incomes less than 30 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
Location Description	2440 West Ohio Street, Indianapolis, IN 46222
Planned Activities	This program will serve 45 people.

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33	Project Name	John H Boner Community Center
Target Area	East	
Goals Supported	Community Center Support	
Needs Addressed	Youth Education and Employment	
Funding	CDBG: \$18,500	
Description	Case management activities to low mod clientele	
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 20 low and moderate income residents within service area. All persons served will have incomes less than 30 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.	
Location Description	2236 10th St, Indianapolis, IN 46201	
Planned Activities	This program will serve 20 people.	
34	Project Name	Mary Rigg Community Center
Target Area	West	
Goals Supported	Community Center Support	
Needs Addressed	Youth Education and Employment	
Funding	CDBG: \$18,500	
Description	Case management activities to low mod clientele	
Target Date	1/31/2017	

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	Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 20 low and moderate income residents within service area. All persons served will have incomes less than 30 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	Location Description	1920 W Morris St, Indianapolis, IN 46221
	Planned Activities	This program will serve 20 people.
35	Project Name	La Plaza Community Center
	Target Area	City-wide Initiatives
	Goals Supported	Community Center Support
	Needs Addressed	Youth Education and Employment
	Funding	CDBG: \$18,500
	Description	Case management activities to low mod clientele
	Target Date	1/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 20 low and moderate income residents within service area. All persons served will have incomes less than 30 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	Location Description	8902 E 38th St, Indianapolis, IN 46226
	Planned Activities	This program will serve 50 people.
36	Project Name	MLKCC Community Center
	Target Area	North
	Goals Supported	Community Center Support
	Needs Addressed	Youth Education and Employment

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Funding	CDBG: \$18,500
Description	Case management activities to low mod clientele
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 75 low and moderate income residents within service area. All persons served will have incomes less than 30 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
Location Description	40 W 40th St, Indianapolis, IN 46208
Planned Activities	This program will serve 75 people.
37 Project Name	Southeast Community Services Community Center
Target Area	South
Goals Supported	Community Center Support
Needs Addressed	Youth Education and Employment
Funding	CDBG: \$18,500
Description	Case management activities to low mod clientele
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 25 low and moderate income residents within service area. All persons served will have incomes less than 30 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
Location Description	901 Shelby St, Indianapolis, IN 46203
Planned Activities	This program will serve 25 people.
38 Project Name	Coburn Place Public Service

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	Target Area	City-wide Initiatives
Goals Supported	Youth Education	
Needs Addressed	Youth Education and Employment	
Funding	CDBG: \$15,000	
Description	Case management activities to low mod clientele	
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities	Provide educational youth services to 25 low and moderate income residents within service area. All persons served will have incomes less than 30 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.	
Location Description	604 E 38th St, Indianapolis, IN 46205	
Planned Activities	This program will serve 50 homeless youth.	
39 Project Name	CAFE Public Service	
Target Area	Northeast	
Goals Supported	Job Training and Placement	
Needs Addressed	Economic Opportunities	
Funding	CDBG: \$20,000	
Description	Case management activities to low mod clientele	
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 50 low and moderate income residents enrolled in the Center for Working Families program. All persons served will have incomes less than 80 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.	

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	Location Description	8902 E 38th St, Indianapolis, IN 46226
	Planned Activities	This program will serve 50 people.
40	Project Name	Concord Public Service
	Target Area	South
	Goals Supported	Youth Education
	Needs Addressed	
	Funding	CDBG: \$15,000
	Description	Case management activities to low mod clientele
	Target Date	1/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Provide educational youth services to 160 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	Location Description	1310 S Meridian St, Indianapolis, IN 46225
	Planned Activities	This program will serve 160 youth.
41	Project Name	Damar Public Service
	Target Area	City-wide Initiatives
	Goals Supported	Youth Education
	Needs Addressed	Youth Education and Employment
	Funding	CDBG: \$20,000
	Description	Case management activities to low mod clientele
	Target Date	1/31/2017

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	Estimate the number and type of families that will benefit from the proposed activities	Provide educational youth services to 50 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	Location Description	6067 Decatur Blvd, Indianapolis, IN 46241
	Planned Activities	This program will serve 50 youth.
42	Project Name	Employ Indy / Indianapolis Private Industry Council
	Target Area	City-wide Initiatives
	Goals Supported	Job Training and Placement
	Needs Addressed	Economic Opportunities
	Funding	CDBG: \$438,000
	Description	Provide job training and placement services.
	Target Date	1/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Provide funding to organizations that perform job training activities to 800 individuals that are low to moderate income. All persons served will have incomes less than 80 percent AMFI prior to entering the program. This project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	Location Description	115 W Washington St 450 South, Indianapolis, IN 46204
	Planned Activities	Provide funding to organizations that perform job training activities to individuals that are low to moderate income.
43	Project Name	Flanner House Public Service
	Target Area	Northwest
	Goals Supported	Youth Education

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	Needs Addressed	Youth Education and Employment
Funding	CDBG: \$15,000	
Description	Case management activities to low mod clientele	
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities	Provide educational youth services to 50 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.	
Location Description	2424 Dr M.L.K. Jr St, Indianapolis, IN 46208	
Planned Activities	This program will serve 50 youth.	
44 Project Name	Hawthorne Center Public Service	
Target Area	West	
Goals Supported	Youth Education	
Needs Addressed	Youth Education and Employment	
Funding	CDBG: \$20,000	
Description	Case management activities to low mod clientele	
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities	Provide educational youth services to 100 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.	
Location Description	2440 West Ohio Street, Indianapolis, IN 46222	
Planned Activities	This program will serve 100 youth.	

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45	Project Name	Indianapolis Neighborhood Resource Center Public Service
Target Area	City-wide Initiatives	
Goals Supported	Youth Education	
Needs Addressed	Livable Communities	
Funding	CDBG: \$37,800	
Description	Technical Assistance in LMA neighborhoods	
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities	Provide education and training to 50 neighborhood residents.	
Location Description	City-wide	
Planned Activities	Provide education and training to 50 neighborhood residents.	
46	Project Name	John H Boner Center Public Service
Target Area	East	
Goals Supported	Youth Education	
Needs Addressed	Youth Education and Employment	
Funding	CDBG: \$20,000	
Description	Case management activities to low mod clientele	
Target Date	1/31/2017	

	Estimate the number and type of families that will benefit from the proposed activities	Provide educational youth services to 225 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	Location Description	2236 10th St, Indianapolis, IN 46201
	Planned Activities	This program will serve 225 youth.
47	Project Name	Julian Center Public Service
	Target Area	City-wide Initiatives
	Goals Supported	Youth Education
	Needs Addressed	Youth Education and Employment
	Funding	CDBG: \$15,800
	Description	Case management activities to low mod clientele
	Target Date	1/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Provide educational youth services to 152 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	Location Description	2011 N Meridian St, Indianapolis, IN 46202
	Planned Activities	This program will serve 12 youth.
48	Project Name	Keys to Work Public Service
	Target Area	City-wide Initiatives
	Goals Supported	Youth Employment
	Needs Addressed	Youth Education and Employment

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Funding	CDBG: \$15,000
Description	Case management activities to low mod clientele
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Provide employment services to 30 low and moderate income youth. All persons served will have incomes less than 30 percent HAMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
Location Description	602 N Sherman Dr, Indianapolis, IN 46201
Planned Activities	This program will serve 30 youth.
49 Project Name	Mary Rigg Neighborhood Center Public Service
Target Area	West
Goals Supported	Youth Education
Needs Addressed	Youth Education and Employment
Funding	CDBG: \$20,000
Description	Case management activities to low mod clientele
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Provide educational youth services to 20 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
Location Description	1920 W Morris St, Indianapolis, IN 46221
Planned Activities	This program will serve 20 youth.
50 Project Name	Outreach, Inc Public Service

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	Target Area	City-wide Initiatives
Goals Supported	Youth Education	
Needs Addressed	Youth Education and Employment	
Funding	CDBG: \$15,000	
Description	Case management activities to low mod clientele	
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities	Provide educational youth services to 60 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.	
Location Description	2822 E New York St, Indianapolis, IN 46201	
Planned Activities	This program will serve 60 youth.	
51 Project Name	School on Wheels Public Service	
Target Area	City-wide Initiatives	
Goals Supported	Youth Education	
Needs Addressed	Youth Education and Employment	
Funding	CDBG: \$15,000	
Description	Case management activities to low mod clientele	
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities	Provide educational youth services to 550 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.	

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	Location Description	2605 E 62nd St #2005, Indianapolis, IN 46220
	Planned Activities	This program will serve 550 homeless youth.
52	Project Name	Trusted Mentors Public Service
	Target Area	City-wide Initiatives
	Goals Supported	Youth Education
	Needs Addressed	Youth Education and Employment
	Funding	CDBG: \$15,000
	Description	Case management activities to low mod clientele
	Target Date	1/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Provide educational youth services to 50 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	Location Description	872 Virginia Ave, Indianapolis, IN 46202
	Planned Activities	This program will serve 50 youth.
53	Project Name	2016 Admin
	Target Area	City-wide Initiatives
	Goals Supported	Administration and Coordination
	Needs Addressed	Administration
	Funding	CDBG: \$1,560,355
	Description	Admin
	Target Date	12/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
Location Description	City-wide	
Planned Activities	CDBG administration activities	
54 Project Name	Summer Youth Program Fund SYPF Pool	
Target Area	City-wide Initiatives	
Goals Supported	Youth Education	
Needs Addressed	Youth Education and Employment	
Funding	CDBG: \$103,000	
Description	Summer activities for Low/mod youth	
Target Date	12/31/2016	
Estimate the number and type of families that will benefit from the proposed activities	Provide academic, college preparedness and job readiness activities to 400 youth. All you served will have incomes less than 30 percent AMFI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.	
Location Description	Various locations to be determined. The City of Indianapolis will work in conjunction with other funding agencies to determine agencies that offer summer youth programs eligible for funding.	
Planned Activities	Provide academic, college preparedness and job readiness activities	
55 Project Name	NEAR/Homeownership/2016	
Target Area	East	
Goals Supported	Homeownership - Construction/Rehabilitation	

	Needs Addressed	Livable Communities
Funding		HOME: \$360,000
Description		New construction of seven units for homeownership in St. Clair Place Neighborhood.
Target Date		12/31/2017
Estimate the number and type of families that will benefit from the proposed activities		Provide funding for the creation 7 new homeownership units. Homebuyers will earn between 51 and 80 percent AMI. This project is funded from the CHDO reserve funds.
Location Description		NEAR area-2236 East 10th Street, Indianapolis, IN 46201
Planned Activities		Provide funding for the creation of 7 units for homeownership.
56 Project Name		King Park/Homeownership/2016
Target Area		North
Goals Supported		Homeownership - Construction/Rehabilitation
Needs Addressed		Livable Communities
Funding		HOME: \$200,000
Description		New construction of two units for homeownership; rehab of two units for homeownership.
Target Date		12/31/2017
Estimate the number and type of families that will benefit from the proposed activities		Provide funding for the creation of 4 homeownership units. Two of the units will be new construction and two will be rehabilitation. Homebuyers will earn incomes between 51 and 80 percent HAMI. This project is funded from the CHDO reserve funds.
Location Description		King Park Area- 2430 N Delaware Street, Indianapolis, IN 46205
Planned Activities		Provide funding for the creation of 4 homeownership units.

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57	Project Name	Englewood CDC/ Homeownership/ 2016
Target Area	East	
Goals Supported	Homeownership - Construction/Rehabilitation	
Needs Addressed	Livable Communities	
Funding	HOME: \$165,000	
Description	Rehab of five units for homeownership.	
Target Date	12/31/2017	
Estimate the number and type of families that will benefit from the proposed activities	Provide funding for the creation of 5 homeownership units. Homebuyers will earn incomes between 51 and 80 percent AMI.	
Location Description	Englewood Area- 57 North Rural, Indianapolis, IN 46201	
Planned Activities	Provide funding for the creation of 5 homeownership units.	
58	Project Name	Mapleton Fall Creek/ Rental Fall Creek Flats/ 2016
Target Area	North	
Goals Supported	Affordable Rental Housing	
Needs Addressed	Livable Communities	
Funding	HOME: \$400,000	
Description	New construction of affordable rental units resulting in 11 affordable units in Mapleton Fall Creek neighborhood.	
Target Date	12/31/2017	

	Estimate the number and type of families that will benefit from the proposed activities	Construction of affordable rental/multifamily housing. Units will be leased to 11 tenants with incomes between 51 and 80 percent AMFI. This project will be funded with CHDO Reserve funds.
Location Description		Mapleton Fall Creek Area-130 E 30th St, Indianapolis, IN 46205
Planned Activities		Construction of affordable rental/multifamily housing.
59 Project Name		Insight Development/ Rental Bethel/ 2016
Target Area		East
Goals Supported		Affordable Rental Housing
Needs Addressed		Livable Communities
Funding		HOME: \$200,000
Description		Rehabilitation of four HOME-assisted rental units.
Target Date		12/31/2017
Estimate the number and type of families that will benefit from the proposed activities		Rehabilitation of 200 existing multi-family rental units. Four of the units will be HOME-assisted and leased to tenants earning between 31 and 50 percent AMFI.
Location Description		3102 Baltimore Ave, Indianapolis, IN 46218
Planned Activities		Rehabilitation of 4 HOME-assisted rental units.
60 Project Name		Multifamily Rental Projects/ 2016
Target Area		City-wide Initiatives
Goals Supported		Affordable Rental Housing
Needs Addressed		Livable Communities

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Funding	HOME: \$1,000,000
Description	A set aside for rental projects awarded Low Income Housing Tax Credits through the Indiana Housing and Community Development Agency for both senior and multi-family affordable rental units.
Target Date	1/31/2018
Estimate the number and type of families that will benefit from the proposed activities	Provide funding for affordable rental housing projects in conjunction with Low Income Housing Tax Credits. Specific projects will be determined through a competitive application process.
Location Description	City-wide
Planned Activities	Provide funding for affordable rental projects.
61 Project Name	Accessibility/ TBRA / 2016
Target Area	City-wide Initiatives
Goals Supported	Short Term Rent, Utility and Mortgage Assistance
Needs Addressed	Livable Communities
Funding	HOME: \$50,000
Description	Tenant Based Rental Assistance for 15 persons throughout Marion County.
Target Date	12/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Provide tenant based rental assistance to 15 tenants living with a disability. Assistance will be provided to tenants with incomes below 30 percent of the AMFI.
Location Description	City-wide
Planned Activities	Prove tenant based rental assistance for persons with disabilities.

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62	Project Name	CHDO Operating Expenses/ 2016
Target Area	North East	
Goals Supported	Administration and Coordination	
Needs Addressed	Administration	
Funding	HOME: \$139,000	
Description	Community Housing Development Organization (CHDO) Operating Support for eligible entities in FY 2016.	
Target Date	1/31/2017	
Estimate the number and type of families that will benefit from the proposed activities	N/A	
Location Description	Certified CHDO areas	
Planned Activities	Provide funding for operating costs for city certified Community Housing and Development Organizations. Organizations must be completing CHDO eligible activities. This program will be funded with CHDO operating funds.	
63	Project Name	HOME Administrative/ 2016
Target Area	City-wide Initiatives	
Goals Supported	Administration and Coordination	
Needs Addressed	Administration	
Funding	HOME: \$279,427	
Description	Administrative project.	

	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	city-wide
	Planned Activities	HOME administrative activities
64	Project Name	Indianapolis HOPWA Admin 2015
	Target Area	City-wide Initiatives
	Goals Supported	Administration and Coordination
	Needs Addressed	Administration
	Funding	HOPWA: \$66,534
	Description	Provide funding for administration costs.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City-wide
	Planned Activities	HOPWA administrative activities
65	Project Name	Indianapolis ESG 2015
	Target Area	City-wide Initiatives

Goals Supported	Prevention and Stabilization Rapid Re-Housing Shelter Stays Outreach
Needs Addressed	Emergency Shelter Assistance
Funding	ESG: \$749,167
Description	Provide funding for Admin, Rapid-Rehousing Program, Homelessness prevention, shelter operations, and outreach for the ESG program.
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	ESG funding will be awarded to 15 homeless service providers to assist 175 persons with homelessness prevention activites, assist 55 persons with rapid rehousing assistance, provide shelter stays to 400 homeless persons and provide outreach services to 90 homeless persons.

Location Description	The Julian Center-2011 N Meridian St, Indianapolis, IN 46202 The Damien Center-26 N Arsenal Ave, Indianapolis, IN 46201 Homeless Initiative Program-1835 N Meridian St, Indianapolis, IN 46202 Holy Family Shelter-907 N Holmes Ave, Indianapolis, IN 46222 Mary Rigg Community Center-1920 W Morris St, Indianapolis, IN 46221 Recycle Force-1125 E Brookside Ave, Indianapolis, IN 46202 Salvation Army-540 Alabama St, Indianapolis, IN 46204 Interfaith-1850 N Arsenal Ave, Indianapolis, IN 46218 Horizon House-1033 E Washington St, Indianapolis, IN 46202 Genessaret-615 North Alabama St, Indianapolis, IN 46204 The Boner Center-2236 10th St, Indianapolis, IN 46201 Coburn Place-604 E 38th St, Indianapolis, IN 46205 Southeast Multi-Service Center- 901 Shelby St, Indianapolis, IN 46203 Dayspring- 1537 Central Ave, Indianapolis, IN 46202 Outreach, Inc.- 2822 E New York St, Indianapolis, IN 46201	Provide funding for Admin, Rapid-Rehousing Program, Homelessness prevention, shelter operations, and outreach for the ESG program.
66 Project Name	HOPWA IU Health Bloomington	
Target Area	City-wide Initiatives	
Goals Supported	TBRA - HOPWA Short Term Rent, Utility and Mortgage Assistance Support Services - HOPWA	
Needs Addressed	Services for Persons Living with HIV	Annual Action Plan 2016

Funding	HOPWA: \$411,380
Description	Provide services and short-term assistance to clients who are HIV/AIDS positive; TBRA, Short-term Assistance, Supportive Services and Administration
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Provide tenant-based rental assistance to 30 households; short term rent, utility and mortgage assistance to 220 households and supportive services 250 persons. All persons served with this program will be HIV/AIDS positive.
Location Description	IU Health Bloomington-601 W 2nd St, Bloomington, IN 47403
Planned Activities	Provide tenant based rent assistance; short term rent, utility and mortgage assistance and support services to individuals living with HIV/AIDS and their families.
Project Name	HOPWA Damien Center
Target Area	City-wide Initiatives
Goals Supported	TBRA - HOPWA Short Term Rent, Utility and Mortgage Assistance Support Services - HOPWA
Needs Addressed	Services for Persons Living with HIV
Funding	HOPWA: \$472,578
Description	Provide services and short-term assistance to clients who are HIV/AIDS positive. TBRA, Short-term Assistance, Supportive Services and Housing Information
Target Date	1/31/2017

Estimate the number and type of families that will benefit from the proposed activities	Provide tenant-based rental assistance to 60 households; short term rent, utility and mortgage assistance to 120 households and supportive services 70 persons. All persons served with this program will be HIV/AIDS positive.
Location Description	Damien Center-26 N Arsenal Ave, Indianapolis, IN 46201
Planned Activities	Provide tenant based rent assistance; short term rent, utility and mortgage assistance and support services to individuals living with HIV/AIDS and their families.
Project Name	Mapleton Fall Creek/Central Avenue 2016
Target Area	North
Goals Supported	Affordable Rental Housing
Needs Addressed	Livable Communities
Funding	HOME: \$550,000
Description	Eleven (11) affordable multiple family units
Target Date	12/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Creation of 33 multi-family rental units. Eleven of the units will be HOME-assisted. Twenty-one units will be leased to families with incomes at or below 50% AMI and 12 units will be leased to families with incomes at or below 60% AMI.
Location Description	130 East 30th Street, Indianapolis, Indiana 46205c
Planned Activities	Creation of 33 total units. Eleven units will be HOME-assisted.
Project Name	Rehabilitation Specialist
Target Area	City-wide Initiatives

Goals Supported	Facade Improvements Owner Occupied Home Repair Affordable Rental Housing Homeownership - Construction/Rehabilitation
Needs Addressed	Livable Communities
Funding	CDBG: \$90,000
Description	Provide funding for rehabilitation specialist.
Target Date	1/31/2017
Estimate the number and type of families that will benefit from the proposed activities	The Rehabilitation Specialist will assist with specification review and inspections of approximately 113 units. All 113 families will be at or below 80% AMI. Project is eligible under 24 CFR 570.202 (b) (9) and will have a low and moderate income housing benefit.
Location Description	200 East Washington Street, Suite 2042, Indianapolis, Indiana 46204
Planned Activities	Rehab Specialist costs associated with property inspections.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Indianapolis has selected six different Neighborhood Revitalization Strategy Areas. Each of these areas meet the requirements set by HUD, contiguous census tracts, 70 percent of the households earn incomes less than 80 percent AMFI and have a higher level of distress than the City as a whole. The basis for selecting these areas also include initiatives already in place or part of other City of Indianapolis plans that will take place in these areas. The City of Indianapolis will utilize funding from HUD to support community-wide initiatives, making all federal, local and private funding stretch further. The appendices to this document include more detail on the target areas designated by the City of Indianapolis, including long term goals for revitalization of the areas.

The percentages in the chart below are based on the anticipated total of all four grants (CDBG, HOME, ESG and HOPWA) \$12,295,699.

Geographic Distribution

Target Area	Percentage of Funds
North	21
Northeast	2
East	8
South	2
West	2
Northwest	0
City-wide Initiatives	65

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In making funding decisions, the City of Indianapolis will give priority to activities that:

- Meet a goal or priority of the 2015-2019 Consolidated Plan;
- Meet transit oriented development criteria;
- Leverage resources;
- Affirmatively further fair housing;
- Support, complement or are consistent with other current local unit of government plans;
- Address underserved populations with the greatest needs including the elderly, disabled, victims of domestic violence and the disenfranchised such as the homeless and the near homeless.
- Are sustainable over time;
- Have demonstrated cooperation and collaboration among government, private nonprofit agencies and the private sector to maximize impacts and reduce administrative costs; and
- Do not have a more appropriate source of funds.

Discussion

Funding decisions were made through open competitive application or Request for Proposal processes. All applications were reviewed by City staff for funding eligibility and were evaluated by both, city staff and other community stakeholders. When allocating 2016 funding, city staff anticipated a five percent reduction in funds for the CDBG and HOME programs. It is anticipated that ESG and HOPWA will remain level.

If the City is awarded more funding than anticipated, the additional funds will be awarded through a competitive application process that will be announced on the City website at www.indy.gov/dmd. If the City is awarded less funding, each of the projects in this Plan will receive a proportionate reduction in funding.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Supporting affordable housing for all persons is a high priority for the City of Indianapolis. The City will support the redevelopment of neighborhoods in a comprehensive manner. The neighborhood redevelopment needs include all types of housing development, public infrastructure improvement, enhancement to commercial buildings, business expansion and historic preservation. The combination of initiatives will sustain growth beyond the investment from the City.

The Consolidated Plan states the greatest housing need for the population of Indianapolis is for those with a cost burden or severe cost burden. Cost burden occurs when a household pays more than 30 percent of the household's gross monthly income towards housing. Severe cost burden occurs when a household pays more than 50 percent of the household's gross monthly income towards housing. Extremely low-income households, those earning less than 30 percent of the area median income, experience these two housing problems at the highest rates and are at risk of homelessness.

This section shows specific goals for the number of homeless, non-homeless, and special needs households that will be provided affordable housing during the 2016 program year. Also shown is the number of affordable housing units that will be provided with CDBG and HOME funds.

One Year Goals for the Number of Households to be Supported	
Homeless	610
Non-Homeless	500
Special-Needs	90
Total	1,200

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	90
The Production of New Units	23
Rehab of Existing Units	102
Acquisition of Existing Units	0
Total	215

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

Non-profits, developers and the City of Indianapolis enter into agreements for the implementation of

projects and programs. These agreements are the tools for which the housing goals will be met.

Local community development corporations and other non-profits will repair owner occupied housing throughout the City of Indianapolis. Many of the home repairs include modifications for homeowners who are aging or have a disability. These repair programs will allow homeowners to remain living in their own homes. In 2016, 113 low/moderate-income homeowners will receive owner-occupied repair assistance.

HOME funds will be used by five organizations to create affordable housing through rehabilitation and new construction. New construction projects will take place on vacant properties and the rehabilitation projects will consist of existing multi-family properties and dilapidated structures. Construction activities will take place within the east and north target areas.

The remaining housing programs will come from the use of HOPWA funds and ESG funding. These funds will be used to provide housing, rent assistance, rapid rehousing and emergency shelter for homeless persons, persons at-risk of homelessness and persons living with HIV/AIDS. Without this assistance, some of the city's most vulnerable could face housing crises.

AP-60 Public Housing – 91.220(h)

Introduction

The Indianapolis Housing Agency (IHA) is a federally-funded government housing agency that provides Marion County/Indianapolis low-income families, seniors and families with disabilities access to safe, decent, and affordable housing. This is accomplished by housing individuals/families in one of IHA's communities or in private market housing, subsidized through the Housing Choice Voucher Program (Section 8).

Actions planned during the next year to address the needs to public housing

The following are goals and objectives outlined in the 2015-2019 Public Housing Agency Plan that have been set by the Indianapolis Housing Agency.

Goal: Reduce Financial Dependency on HUD Public Housing Subsidy by 30%

- Create a marketing strategy to offer consulting services through IHAs instrumentality to the other Housing Agencies.
- Streamline public housing operations to ensure programs can obtain a High Performer level.
- Improve public housing management (increase PHAS score to 90 or higher)
- Improve Housing Choice Voucher management (increase SEMAP score to 90 or higher)
- Continue to pursue RAD to convert all public housing units
- Pursue opportunities to apply for new grant funded programs, such as the Family Unification Program (FUP) and other programs.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Aggressively market and lease income-generating assets including the instrumentalities' assets to generate non-public revenue, including hosting training for the affordable housing community, other PHAs and HUD.

Goal: Promote Resident Self-Sufficiency

- Meet face-to-face with every household that reports zero income for a time period longer than 60 consecutive days.
- Continue to build partnerships with local social service agencies and create employee development program for Section 8 and property management staff, whereby representatives from partner agencies can enhance staff knowledge of area programs available for resident referral
- Continuing the partnership with the Veterans Administration in administering HUD-VASH vouchers and accessing more vouchers when possible upon availability.
- Providing Family Self Sufficiency Programs for eligible Section 8 Housing Choice Voucher Program and Public Housing participants pursuant to applicable regulations and available

funding.

- Establish a formal referral system to local multi-service centers.
- Facilitate and secure memorandum agreements with multi-service centers in the locality or catchment area of IHA communities.
- Apply for federal and non-federal funding to support ongoing and new self-sufficiency initiatives.
- Partner with organizations that provide training to improve the readiness of Section 3 applicants allowing an increase in the pool of qualified Section 3 candidates ready for hire.
- Continue the administration of the Housing Choice Voucher Program Homeownership Program.

Utilize resident participation funds allocated to IHA to provide workshops/training opportunities for Resident Council members and attendees.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Residents living in public housing have a community service requirement. The Community Service requirement is only applicable to residents of public housing properties or residents living in ACC subsidized units at mixed finance properties. No one living in a multifamily property or a project based voucher property or using a tenant based voucher in a market rate unit at a mixed finance property is subject to the Community Service requirement. The Community Service requirement is 8 hours per month for each non-exempt adult (not for each family with a non-exempt adult). One way to meet the requirement is for a resident to work through the Resident Council to help other residents with problems, serving as an officer in an RA, and serving on the RA or Resident Advisory Board.

Family Self-Sufficiency (FSS) is a program designed to assist families receiving governmental assistance to improve their economic situation and reduce their dependence on public assistance and welfare. This program is voluntary and open to all families receiving Public Housing and Section 8 HCV assistance through IHA.

The program requires the Head of Household to enter into a Contract of Participation with IHA for five years. This contract contains an Individual Training and Service Plan that identifies the employment goal of the participant and outlines the activities and services necessary to achieve this goal. The FSS Program Coordinator helps the family obtain the services listed in the plan which include, but are not limited to job training, child care assistance, educational programs(including GED and college classes), job, school and financial application assistance, transportation assistance, employment opportunities, counseling/case management, and escrow (savings) account.

Once the families' rent increases due to an increase in earnings, the amount of the increase will be placed in a savings account for the family. They will receive all of the money in the account, plus interest, when the FSS Contract is successfully completed. Successful completion of the contract

includes suitable employment, 12 consecutive months free of TANF (Temporary Assistance to Needy Families) for at least the last 12 months of contract and all goals of contract are completed.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not Applicable.

Discussion

With 23,583 households waiting for public housing and 5,660 households waiting for Housing Choice Vouchers, the Indianapolis Housing Agency is aware and committed to addressing the demand for more affordable housing.

The mission at IHA is to provide low-income families, seniors and persons with disabilities access to decent, safe, affordable housing in Indianapolis. By extension, IHA hopes to fight housing discrimination in the Indianapolis community while leading more Indianapolis citizens to greater self-sufficiency.

In the midst of a recovering housing market, IHA must explore innovative and diverse solutions in a constant effort to serve as many Indianapolis families as possible, as fully as possible. Chasing innovation means executing progressive solutions like mixed-source financing for new developments. It also means establishing mixed-income communities that stabilize public housing neighborhoods while breaking the cycle of concentrated low-income housing in the Indianapolis' urban core.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Since the Blueprint to End Homelessness was first proposed in 2002, the community has made several key strides towards the goal of ending homelessness in Indianapolis. Service providers have proceeded with a focus on collaboration, and as a result case management and coordination have significantly improved. These agencies provide important services for the homeless population, many of which are seen as successes. Job training services are both adequate and plentiful, referral services have dramatically improved, and there is a strong emergency shelter network in place. At a structural level, there are also good signs. Indianapolis, unlike other cities, has enough existing structures that can be renovated and rehabilitated to serve as affordable housing, a more cost-effective option than building new such structures.

When surveyed, the homeless population was supportive of many of the programs in which they had contact. Job training and placement programs were singled out as being both plentiful and helpful. Most of the individuals had experience with shelters, and mentioned them as a good place to go for a program referral. Legal services were widely reported as being useful and available, and Indy Connect was mentioned as a great resource to talk to attorneys.

The updated version of the Blueprint to End Homeless, Blueprint 2.0, calls for the Continuum of Care to proactively seek out relationships with homeless and formerly homeless neighbors to connect with policy discussions about the needs of these individuals and families. One of the strategies includes:

- Build awareness and relationships that result in expanded Continuum membership and ensure its representation in important policy discussions

The Indianapolis Continuum of Care believes that having these individuals as part of the decision making process will help with service providers and policy makers find programs that meet the needs of homeless individuals and families and direct funding to those programs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Priorities and goals in the 2015 - 2019 Consolidated Plan will address the needs of homeless individuals and families to get them out of shelters and transitional housing and into permanent housing. The Indianapolis Continuum of Care will be more inclusive of all housing developers at every level to ensure the full continuum of housing is addressed, from shelters to permanent housing.

The first touch with homeless individuals and families is through street outreach and at shelters. Finding the needs of these neighbors help service providers and shelters tailor programing, moving people from the street and into shelter or other housing. The City of Indianapolis priority for the five-year plan is to increase coordination and effectiveness of Street Outreach Services.

- Serve 90 individuals and families with outreach services. Of those served, 15 percent will meet the definition of "chronic."

Addressing the emergency shelter and transitional housing needs of homeless persons

The number of individuals found on the night of the annual Marion County Point-in-Time Count (the Count) decreased from 1,897 in 2014 to 1,666 in 2015. A point-in-time count by definition will not count everyone who experiences homelessness, but this snapshot is the best evidence available to quantify the nature and extent of homelessness(according to HUD's definition) in Indianapolis.

Priorities and goals in the 2015 - 2019 Consolidated Plan will address the needs of these individuals to get them out of the shelters and transitional housing and into permanent housing. The Indianapolis Continuum of Care will be more inclusive of all housing developers at every level to ensure the full continuum of housing is addressed, from shelters to permanent housing.

Street outreach and outreach at shelters is often times the first interaction with many homeless persons. Outreach workers help to identify the needs of our homeless neighbors which helps service providers and shelters tailor programing, move people from the street and into shelter or other housing. Shelters will work with local housing providers to find permanent housing placement for individuals and families staying in the shelter. Support services for these families will be a part of their permanent housing placement, including case management services. The City of Indianapolis priority for the five-year plan is to increase coordination and effectiveness of Street Outreach Services. In 2016, the City will utilize ESG funding for the following:

- Serve 90 individuals and families with outreach services. Of those served, 15 percent will meet the definition of "chronic."
- Reduce the average shelter stay by at least 10 percent from the previous year.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Rapid Re-Housing is for “individuals and families who are experiencing homelessness (residing in emergency or transitional shelters or on the street) and need temporary assistance in order to obtain housing and retain it” (HUD Homeless Prevention and Rapid Re-Housing _HPRP Notice, March 19, 2009). These are the key components:

- The individual or family is currently homeless
- The “Rapid” in Rapid Re-Housing means that the household is assisted to obtain permanent housing as quickly as possible. People move directly from homelessness to housing. There are no intermediate programs that delay their move to housing.
- Rapid Re-Housing provides the minimal amount of assistance amount and length – needed to obtain and retain housing.
- Households are empowered to make their own choices and to respond to the consequences of those decisions.
- The key to successful re-housing is understanding the individuals barriers to getting and keeping housing – then finding ways to eliminate or compensate for those barriers.

The City of Indianapolis will focus on rapid re-housing and homeless prevention efforts towards persons who are experiencing homelessness. In 2016, the City of Indianapolis will allocate 43 percent of its ESG grant towards rapid rehousing and prevention programs. Like other cities across the county, the City of Indianapolis will serve harder to serve individuals including chronically homeless individuals. Ten percent (10) of all persons served with Rapid Re-Housing programs will be chronically homeless individuals.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Blueprint to End Homelessness 2.0 outlines several strategies to prevent homelessness or as the Blueprint calls, High Impact Prevention. High impact prevention focuses on efforts within the spheres of the CoC work, connecting providers for needs that are further away from the urban core, and increase assistance to keep individuals and families in their homes. The Continuum of Care and the City of Indianapolis will work to ensure people have adequate resources, provide immediate crisis support to

stabilize individual and family housing and develop new strategies for re-entry and medical referrals. The CoC, through Blueprint 2.0 have outlined the following High Impact Prevention goals:

- Increase access to assistance that keeps individuals and families in their homes
- Increase access to intentional community supports
- Educate individuals about their role/responsibility in a path to self-sufficiency
- Increase access to legal assistance
- Explore “early warning” systems for service in advance of eviction or foreclosure
- Work to ensure individuals and families have adequate financial resources
- Provide access to financial assistance
- Improve financial literacy, budgeting skills and access to resources
- Identify funders to assist with outstanding bills
- Work to ensure individuals are sufficiently employed
- Help individuals get and stay employed through education, life skills training, mentoring/coaching and transportation assistance
 - Identify potential barriers to employment and work with clients to hurdle those barriers
 - Work with businesses to:Increase opportunity and wages
 - Increase employee retention
 - Extend case management post-housing, post employment
 - Leverage successful employment programs
 - Link public policy understanding of employment to advocacy related to wages, transportation and child care
- Provide immediate crisis support to stabilize housing for individuals and families in imminent risk of homelessness or a return to homelessness
- Coordinate prevention efforts and prevent return to homelessness by creating a “bridge” from direct

service to neighborhood supports

- Coordinate initiatives across providers, community centers, townships, etc.
- Effectively bridge from wrap-around services to longer term-community center programs and related supports
- Develop re-entry programs for offenders, veterans, patients and youth coming out of foster care
- Partner with corrections, the Veterans Administration, mental health providers, hospitals and children services
- Increase the number and effectiveness of mental health referrals and access to appropriate medical care
- Partner with a wide range of providers and institutions

Discussion

The City of Indianapolis mirrored the Consolidated Plan Goals and the Action Plan Goals with the Blueprint to End Homelessness 2.0 goals. This plan aligns with the plan of the Indianapolis Continuum of Care's plan of action to attack the issue of homelessness and the needs of the homeless population. The Indianapolis Continuum of Care works diligently with stakeholders and homeless individuals 1) to develop these strategies 2) develop a method for selecting projects and 3) set up a pipeline of projects to be funded to address the needs in the community. Projects funded with the Emergency Solutions Grant were made to compliment this process.

AP-70 HOPWA Goals – 91.220 (l)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	340
Tenant-based rental assistance	95
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	435

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Each year, the City of Indianapolis strives to create affordable housing to meet current needs of the residents of its communities. Unfortunately, the public sector and private market are not producing a high volume of affordable rental housing to meet the needs of the city.

There are various barriers to providing affordable housing. A number of market characteristics impact the creation of new units, including: the large growth of population in Indianapolis, increased demand for rental housing units, rising rental and homeownership costs, current housing affordability, demolition of housing units, the number of people on the Section 8 waiting list, the cost of land and development, and zoning. Local and state regulations on zoning and buildings are often the most recognized barriers to affordable housing. With increased regulation comes an increased cost to build housing that meets all regulations.

The Analysis of Impediments did not find any types of zoning that impose limits on housing, such as limits on vinyl siding or appearance of housing and its design. While there may not be any regulatory barriers, the institutional structure currently used to develop affordable housing may face organizational and other non-regulatory barriers to affordable housing development. Consultations with community leaders and stakeholders have suggestions as to the barriers that the hard data may not provide. These include barriers that prevent, or increase the challenge of affordable housing development. The barriers shared by those leaders and stakeholders include:

- High cost of property near accessible communities, such as downtown, make it difficult to develop special needs housing.
- Despite continued development of affordable housing, subsidizing projects large enough to serve households earning 0-30 percent of the area median income without cost burden.
- In conjunction with serving extremely low income households, developers of multi-family tax credits are finding it increasingly more difficult acquire enough capital funding to create affordable housing that is financial stable over the long term.
- New credit requirements for loaning dollars make creative financing such as that provided by Habitat for Humanity to work for low and moderate-income households wanting homeownership opportunities.
- Increased crime reports have created an image of fear and unsafe environments in urban core neighborhoods in need of private investment and redevelopment.
- Once a low-income household finds affordable housing, the challenges of their economic status often become a burden to sustaining that housing. These households are often transient, moving from rental unit to rental unit because of economic or other hardship. The City of Indianapolis will work with community development corporations and other grass-roots organizations that have developed strong leadership and neighborhood buy-in when investing

federal funding. The City of Indianapolis will look to these partners to help overcome these barriers to affordable housing, targeting communities working together to diversify housing options for all income levels. These will be key ingredients to addressing some of the biggest barriers to affordable housing development, such as educating the public and civic leaders about affordable housing, advocating for transportation options in all areas of the community and working together to attract additional subsidy to overcome high cost of housing redevelopment over the long term.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Department of Metropolitan Development, Division of Planning has been working on a project called Indy ReZone for the past 4 years. The Indy ReZone project proposed changes to the 1970 Marion County zoning code. This Proposal passed the Indianapolis City-County Council September 28, 2015.

Zoning code impacts public land and building construction, including public parking, sidewalks, vacant and occupied buildings, and landscaping. The ReZone ordinance will encourage a variety of housing options closer to public transit, reduce required parking spots for new shops and restaurants (increasing potential revenue), require bicycle facilities and parking at new developments, and significantly incentivize public transit stops and shelters. The goal of updating the zoning code is to prepare for the next 50 years of growth within Indianapolis.

In Indianapolis, traditional redevelopment has been led by small non-profit community development corporations at the grass roots level. Some of these organizations have been able to develop large-scale multi-family projects but limited capacity in any one organization is limited to conducting one or two projects at a time. Projects typically require multiple partners, coordination and strong leadership to address redevelopment at a holistic level. Some ideas to overcome these barriers are:

- Select target areas based on proximity to transportation options and accessibility of public infrastructure
- Attract for-profit developers to partner with non-profit service agencies to develop affordable housing development for extremely low-income families; connecting services and rental assistance with new developments
- Address the accessibility needs of public infrastructure in communities with affordable housing development, such as adding curb ramps and crumbling sidewalks.
- Find additional subsidy dollars to help extremely low income households and special needs households afford rental units without a cost burden
- Advocate for public and private transportation options for low income families living outside of walking distance of amenities needed for daily living, such as grocery stores, health care and

- employment options
- Feed positive stories to media outlets to counter negative stories oriented from the urban core

Discussion

The City of Indianapolis will work with community development corporations and other organizations that have developed strong leadership and neighborhood support when investing federal funding. The City of Indianapolis will look to these partners to help overcome these barriers to affordable housing, targeting communities working together to diversify housing options for all income levels. These will be key ingredients to addressing some of the biggest barriers to affordable housing development, such as educating the public and civic leaders about affordable housing, advocating for transportation options in all areas of the community and working together to attract additional subsidy to overcome high cost of housing redevelopment over the long term.

AP-85 Other Actions – 91.220(k)

Introduction

The City has developed some general goals to offer flexibility in programming for all communities and increase the coordination among service providers. Under each priority is a list of goals and strategies that will meet needs of communities in all parts of Marion County, including the six Neighborhood Revitalization Strategy Areas (NRSA). While some strategies may not be applicable to NRSA or target area, each area or community can find a goal that will meet their specific needs.

Actions planned to address obstacles to meeting underserved needs

The primary challenge for the City of Indianapolis is to reach the underserved people in the community, which is people with special needs, particularly those living with a disability or seniors. Many groups that serve the general population also serve persons with disabilities and seniors as part of their programs. However, the demand for services exceeds the level of services being provided.

Through consultation, many of these organizations mentioned low funding levels as the reason for a shortage of services. The City of Indianapolis and its partners will need to seek additional funding and supplementary lending practices to organizations for their initiatives assisting those with special needs.

The City of Indianapolis has already started this process by converting its home repair grant program to a loan program. Homeowners seeking assistance from the City of Indianapolis must agree to a 30-year no interest, no payment lien on their property before receiving assistance. Loans are to be paid back from net sale proceeds when the property transfers ownership. The idea behind this change is to create a future funding resource when either funding is more limited or other initiatives in the community become a priority.

The City of Indianapolis will need to continue developing programs favorable lending programs and finding additional resources that can sustain and grow programming. The city will engage other cities guidance and expertise in their lending programs that may be valuable to Indianapolis communities.

Actions planned to foster and maintain affordable housing

A leading goal for the City of Indianapolis will be to close the gap on housing for households earning less than 30 percent of the area median income. Few housing units are available and affordable to this income bracket that it is essential to families living in poverty to have more housing options. The housing options must be closer to work, include transportation options and public amenities such grocery stores, health care and schools.

Goals to work towards affordable housing include:

1. Support owner occupied repair/rehab through loans to persons earning less than 80 percent MFI.
2. Support the development of multi-family housing with low-income housing tax credits that improve the quality of aging urban housing.
3. Create a wider range of housing opportunities for households living with disabilities through Tenant Based Rental Assistance.

In addition, a HUD approved homeowner counseling agency assists with pre-purchase education and counseling.

Actions planned to reduce lead-based paint hazards

The City of Indianapolis utilizes Community Development Block Grant funding (CDBG) funding to address lead paint hazards in the community.

Families can access CDBG funding through local organizations offering repair assistance. Lead hazards will be reduced according to federal lead paint hazard regulations. This primarily benefits homeowners.

Actions planned to reduce the number of poverty-level families

Tackling poverty is one of the most important factors in reducing social exclusion and improving the lives of our residents. Poverty leads to a cycle of hunger, housing challenges and crime in the community that is often difficult to break. This strategy is crucial for demonstrating the City of Indianapolis' commitment to tackling poverty.

Programs funded with CDBG and HOME funds provide homeowner and rental rehabilitation and repairs, new construction of rental and homeowner units and downpayment assistance for income-eligible, first-time homebuyers. These activities, that produce and preserve affordable housing, are important in reducing the number of poverty-level families in the city. Using CDBG funding, city programs also support activities that provide, health care programs , education, job training for low income individuals, and economic development programs that require the creation of jobs.

The City of Indianapolis, in partnership with the business, neighborhood groups and local foundations, will strive for the goals and strategies below to help households stay out of poverty or become self-sufficient and elevate themselves from living in poverty.

- Promote economic empowerment by supporting Centers for Working Families.
- Create jobs through local incentives
- Provide housing at a sustainable level for both developers and struggling families.
- Support quality pre-school education for very low income households unable to begin

educational opportunities prior to children's ability to enter the public school system.

Actions planned to develop institutional structure

The primary challenge for the City of Indianapolis is to reach the underserved people in the community, which is people with special needs, particularly those living with a disability or seniors. Many groups that serve the general population also serve persons with disabilities and seniors as part of their programs. However, the demand for services exceeds the level of services being provided.

Many of these organizations mentioned low funding levels as the reason for a shortage of services. Human capital reaching its maximum level was also another common thread among consultations. The City of Indianapolis and its partners will need to seek additional funding to for its initiatives assisting those with special needs.

The City of Indianapolis has already started this process by converting its home repair grant program to a loan program. Homeowners seeking assistance from the City of Indianapolis must agree to a 30-year no interest, no payment lien on their property before receiving assistance. Loans are to be paid back from net sale proceeds when the property transfers ownership. The idea behind this change is to create a future funding resource when either funding is more limited or other initiatives in the community become a priority.

The City of Indianapolis will need to continue developing programs favorable lending programs and finding additional resources that can sustain and grow programming.

Actions planned to enhance coordination between public and private housing and social service agencies

The Indianapolis Continuum of Care is the primary way housing providers and social service providers may connect. The group is open to the input from developers and service providers alike when it comes to the provision of affordable housing for those earning extremely low incomes.

The other method by which the City of Indianapolis encourages partnerships between public and private housing and social service agencies is through the project selection process. Projects with private and public partnerships and financial resources receive a preference for CDBG, HOME, ESG and HOPWA funding over those agencies working alone. Housing developments that connect residents to social services also receive a higher priority for funding. The financial pressure to partner has encouraged communication among housing and social service providers on a greater scale than in the past.

Discussion

The Annual Action Plan will address many items as noted in the previous discussion points. However, as a recipient of HUD funds, City of Indianapolis certifies it will affirmatively further fair housing choice by conducting an analysis of impediments to fair housing choice, take appropriate actions to overcome the effects of any impediments identified, and maintain records reflecting the analysis and actions taken in this regard. The City is committed to ensuring fair housing choice for all residents within its jurisdiction.

The Analysis of Impediments to Fair Housing evaluated regulations as to zoning and planning regulations and their impact on housing. The Analysis of Impediments did not find any types of zoning that impose limits on housing, such as limits on vinyl siding or appearance of housing and its design. The study has found that the following impediments to fair housing choice exist within the City of Indianapolis:

- Discrimination found in Marion County is not blatant enough for a victim to recognize it other than through paired testing.
- The City of Indianapolis, Office of Equal Opportunity is not a Substantially Equivalent Organization, which prevents possible funding resources.
- The City of Indianapolis, among its departments, has not had the human capital able to affirmatively further fair housing in a meaningful way.
- The City of Indianapolis, Office of Equal Opportunity has found many of the complaints are filed because of tenant/landlord tensions and miscommunications, typically involving small landlords.
- REO owned properties in neighborhoods of color were more likely to be in disrepair than those in white comparison communities.
- Older housing stock is difficult for persons with disabilities to not only live in, but to visit.
- Persons with disabilities, require housing subsidies to afford housing in Indianapolis, yet many landlords in neighborhoods of high concentrations of white populations will not accept Housing Choice Vouchers.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

The City of Indianapolis receives four different entitlement grants from HUD, the Community Development Block Grant (\$7,851,773 per year), the HOME Investment Partnerships Program Grant (\$2,794,266 per year), the Emergency Solutions Grant (\$749,167 per year) and the Housing Opportunities for Persons with HIV/AIDS (\$950,492 per year). These grants are known as CDBG, HOME, ESG and HOPWA, respectively. This section refers to program specific requirements that HUD requires all cities receiving CDBG, HOME and ESG to report.

Indianapolis selects projects for funding through an open application process. Individuals seeking assistance through one of the programs can contact their neighborhood Community Development Corporation or service provider directly. Each agency serves households and/or individuals on a first come first service basis, although many of the service providers listed have waiting lists for most services offered. This process is the same for all projects, regardless of funding type.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	50,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	50,000

Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 70.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will offer a Tenant Based-Rental Assistance program to a sub-recipient to directly offer rental subsidies to households with one or more persons with disabilities. This program will be offered to low-income families to obtain decent, safe, and sanitary housing in private accommodations that makes up the difference between what they can afford to pay and the approved rent for an adequate housing unit.

Eligible activities:

The TBRA program will offer rental assistance, security deposits and utility deposits only if provided with rental assistance or security deposits to households with one or more persons with disabilities. The rental unit must reside in the City of Indianapolis, but may be either publicly or privately owned. Type of housing (such as single-family, multi-family, duplex, garden style) is not limited. The sub-recipient will establish its own waiting list.

Selection Criteria:

Any household with one or more persons with disabilities who meets the below criteria is eligible through the City of Indianapolis' TBRA program:

- Ninety percent (90%) of all households receiving TBRA must have incomes at or below 60% AMI. Tenants must be low-income prior to signing their contract; income determination is valid for six months, and must be verified by the City annually.
- The household must not have been evicted within the past three years from Public or Indiana Housing, or a Section 8 Program because of drug-related criminal activity.
- The household must be U.S. citizens or have eligible immigration status.
- The household must not have been terminated from another assisted housing program from fraud within the last two years.

Ineligible activities:

The following are ineligible activities under the City of Indianapolis' TBRA program:

- Assisting a resident owner of a cooperative or mutual housing unit
- Providing funding to homeless persons for overnight or temporary shelter
- Duplicate existing rental assistance programs that already reduce rent payment to 30% of the tenant's income
- Utility deposit assistance is limited to electric, gas, water and trash.

Property Standards:

Units to be occupied using HOME program funds will be inspected and verified by the rehabilitation specialist. The specialist will verify that the unit is in compliance with the applicable Indiana Residential Code, Indiana Building Code, HOME Program Property Standards, local codes, standards, and ordinances. Units will also be in compliance with Lead-Based Paint regulations (Part 35 Subpart M).

Lease Requirements:

- The owner's lease must not contain prohibited lease provisions.
- The term between the tenant and owner must be for at least one year, unless mutually agreed upon.
- Subsidy contract with households cannot exceed two years.

Payment Standards:

- The sub-recipient will follow the Section 8 payment standard. These standards are updated yearly.
- For rental assistance, the maximum HOME subsidy is capped at the payment standard less 30% of the household adjusted income.
- The maximum amount of HOME funds that may be provided for the security deposit is the equivalent of two months of the payment standard.
- The security deposit may be a loan.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The Resale Provision

This provision will be enforced when ownership of a HOME unit is sold with no HOME direct buyer subsidy provided to the purchaser. The resale provision ensures that a HOME property remains affordable. Project Sponsors must have the homebuyer sign the Resale Acknowledgement Form prior to signing a contract to purchase the HOME-assisted unit. The prospective homebuyer signs as an acknowledgment they understand the terms of the resale policy.

Project Sponsors will be required to initiate a declaration of covenants to enforce the terms of the resale provision. The Restrictive Covenant will specify:

- The length of the affordability period (based on the amount of HOME funds invested in the unit)
- That the home remains the Buyer's principal residence throughout the affordability period; and,
- The conditions and obligations of the owner, should the owner wish to sell before the end of the

- affordability period, including: The owner must contact the HOME Grant Manager in writing if intending to sell the home prior to the end of the affordability period. The subsequent purchaser must be low-income as defined by HUD and HOME, and occupy the home as his/her new purchaser's primary residence for the remaining years of the affordability period. However, if the new purchaser receives direct assistance through a HOME funded program, the affordability period will re-set according to the amount of assistance provided. The sales price must be affordable to the subsequent purchasers; affordable is defined as limit the Principal, Interest, Taxes and Insurance (PITI) amount to no more than 30% of the purchaser's monthly income.
- The affordability period is terminated if any of the following occur: foreclosure, transfer in lieu of foreclosure or assignment of a FHA insured mortgage to HUD. The original housing developer may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability.

The City of Indianapolis will administer its resale provisions by ensuring that the owner receives a fair return on his/her investment and that the home will continue to be affordable to a specific range of incomes.

If the homeowner wants to sell the property during the period of affordability, he/she must contact the HOME Grant Manager and provide the following information: original HUD-1, current mortgage statement, and documentation of capital improvements. Fair return on investments means the total homeowner investment which includes the total cash contribution plus approved capital improvements credits as described below:

- Original Housing Price
- Using the Housing Price Index (HPI) Calculator of the Federal Housing Finance Agency
- Down Payment
- Easement
- Capital Improvements-see below
- Principal Paid

The City will allow up to 80% of the documented value of capital improvements. The list of allowable capital improvements is as follows: room addition, refurbishment/modernization of kitchens or bathrooms, limited to built-in new appliances, cabinets, or flooring, additions of porches or decks, installation of central air conditioning or new heating equipment, major re-plumbing or upgrading or electrical service, landscaping, and sprinkler system.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Under the recapture guidelines, the City of Indianapolis will recapture up to the HOME investment of the unit if the net proceeds allow, all or a portion of the direct HOME subsidy if the HOME

recipient decides to sell.

The sale of the property during the affordability period triggers repayment of any net proceeds (sale price minus loan repayments that are superior to HOME and any closing costs) up to the amount of direct HOME subsidy that the buyer received when he/she originally purchased the home. If there are no net proceeds or the net proceeds are insufficient to recapture the full amount of HOME investment due, the amount subject to will be limited to what is available from net proceeds.

1. The buyer subsidy is needed when a gap exists between what the buyer can afford and the value of the home plus closing costs. The buyer subsidy will be accounted for when the value of the home is reduced to make it affordable (Fair Market Value Reduction), closing costs are paid, down payment assistance is provided, or credit is provided to the buyer from the amount due to the seller at closing.
 2. Project sponsors will be required to initiate a mortgage and promissory note in the amount of the HOME buyer subsidy with the City of Indianapolis, Department of Metropolitan Development as the mortgagor and the homebuyer as the mortgagee.
 3. This loan will be a zero percent interest deferred payment loan and in most cases in second position. Loan documents will state that the full loan amount is due and payable from available net sale proceeds when the homeowner is no longer the principal resident of the house. Loan documents will specify that if ownership is transferred due to sale of the property during the period of affordability, payment shall be made to the City from available net sale proceeds. If the original buyer is in non-compliance at any time during the period of affordability, the full loan amount will be immediately due and payable to the City of Indianapolis.
 4. The purchaser must occupy the property as their primary residency during the period of affordability.
 5. The homeowner may sell the property to any willing buyer at any price the market will bear.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Indianapolis will not use HOME funds to refinance existing debt secured by multifamily housing.

For all HOME Sub-recipients:

The HOME program defines sub-recipients as a public agency or nonprofit organization selected by the city to administer all or a portion of the City's HOME program. The City utilizes sub-recipients to administer two HOME programs: Down Payment Assistance (DPA) and Tenant Based Rental Assistance (TBRA). Any income-eligible applicant may be approved for either the DPA or TBRA program. Information for both programs will be made available both through the sub-recipient

agency as well as through City resources.

HOME Forms:

The City of Indianapolis will provide forms to the subrecipients to ensure compliance with all HOME programming, including, but not limited to income qualification, subsidy analysis and mortgage and note initiation documents.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)
See attached policies.
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
All projects receiving funding through the Continuum of Care must utilize the HMIS system. ClientTrack for HMIS is a sophisticated, comprehensive case management and housing solution that focuses on meeting the needs of HMIS (Health Management Information System) continuum member agencies. ClientTrack is a HUD Compliant solution that enables HMIS coalitions to deliver critical emergency shelter and housing services while collecting all required HUD APR and AHAR data. The application can be tailored to meet the unique needs of all organizations in a continuum.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
See attached policies.
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Indianapolis has allocated 50 percent of its ESG allotment to outreach services. The City of Indianapolis hopes that by allocated more than the requirement, they will meet the 40 percent regulatory requirement if one or more program providers do not utilize all the funding allotted in 2016.

5. Describe performance standards for evaluating ESG.

See attached policies.

Discussion

The City of Indianapolis will fund projects in 2016 that address the needs outlined in the Consolidated Plan. At least 70 percent of the funds allocated in fiscal year 2016 will help low and moderate-income households directly or indirectly from neighborhood infrastructure improvements. Projects that target extremely low-income households, those earning less than 30 percent of the area median income will receive higher priority for funding.

ESG POLICIES AND PROCEDURES

**Department of Metropolitan Development
Division of Community Economic Development**

FEDERAL GRANTS MANAGEMENT POLICIES

Revised March 2015

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INTRODUCTION

The City of Indianapolis' Department of Metropolitan Development (DMD) administers a number of federal grant programs through a division within DMD known as the Division of Community Economic Development (CED). In order to carry out its administrative responsibilities, CED has established interdisciplinary teams, consisting of a Grant Manager, Grant Analyst to manage the oversight, financial administration and monitoring of each grant. These grant management teams have designed local Federal Grants Management Policies, applicable to any organization that receives City grant funds.

PROGRAM DESCRIPTIONS

Entitlement Programs/Formula Grants

Emergency Solutions Grant: provides funds for emergency shelter operations, street outreach, homeless prevention and rapid re-housing eligible activities.

Housing Opportunities for Persons With AIDS (HOPWA)

A HUD grant that provides any type of housing assistance and supportive services necessary for persons with HIV/AIDS and their families in order to prevent homelessness. HOPWA funds may be used to assist in the creation, operation and utilization of all forms of housing, including emergency housing, shared housing arrangements, apartments, single room occupancy dwellings, and community residences. Additionally, short-term assistance can be provided to enable a person to stay in his or her own home.

Non-Entitlement Programs/Competitive Grants

Continuum of Care Grant (CoC)

This is a competitive HUD grant that provides funding for transitional and permanent housing and supportive services to enable homeless people to live as independently as possible. Under the CoC grant, there are five eligible activities: Operations, Supportive Services, Rental Assistance/Leasing, HMIS and Administrative.

DEFINITIONS

Administrative Costs	Eligible activity. Each Grant has a separate amount which can be claimed where eligible and it is found in page 11 attached. Administrative costs include costs associated with accounting for the use of grant funds, preparing reports for submission to HUD, obtaining program audits and similar costs related to administering the grant after award.
Annual Progress Report (APR)	The APR tracks program progress and accomplishments in HUD's programs. The APR gathers information on how programs assist homeless persons to obtain and remain in permanent housing, increase skills and income, and attain greater self-determination.
Applicant	An entity that applies to HUD for funds. If selected for funding, the applicant becomes the grantee and is responsible for the overall management of the grant, including drawing grant funds and distributing them to project sponsors. The applicant is also responsible for supervision of project sponsor compliance with grant requirements. The applicant may also be the project sponsor.
Chronically Homeless Person	An unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more OR has had at least four (4) episodes of homelessness in the past three (3) years. A disabling condition is defined as “a diagnosable substance abuse disorder, serious mental illness or disability, including the co-occurrence of two or more of these conditions.” In defining the chronically homeless, the term “homeless” means “a person sleeping in a place not meant for human habitation (e.g., living on the streets) or in an emergency homeless shelter or approved transitional housing.”
Consolidated Plan	A long-term housing and community development plan developed by state and local governments and approved by HUD. The Consolidated Plan contains information on homeless populations and should be coordinated with the Continuum of Care plan (see <u>24 CFR part 91</u>).
Deobligations	HUD's ability to cancel or make a downward adjustment of funding available under a grant agreement. In deobligating funds, HUD recaptures the funds and may use those funds to fund other projects in future years in accordance with appropriations law.

Disabling Condition	A diagnosable substance abuse disorder, serious mental illness, developmental disability, or chronic physical illness (HIV/AIDS) or disability, including the co-occurrence of two or more of these conditions. A disabling condition limits an individual's ability to work or perform one or more activities of daily living.
Fair Market Rents (FMR)	Fair Market Rents are gross rent estimates published by HUD on an annual basis.
Federal Funding Accountability and Transparency Act of 2006	This Act requires grantees to report for placement on a Federally sponsored website subaward transactions. The method for reporting is being determined. Information can be found at www.federalspending.gov or www.USAspending.gov .
Grant Agreement	The agreement between the grantee and HUD concerning a project funded through the Program. The grant agreement dictates project activities and is signed by the local HUD field office and the grantee. The grant agreement has at least five components: grant agreement form, application, certifications, Technical Submission, and COC Regulations. Some grant agreements may also have amendments.
Grant Amendment	A written agreement signed by HUD and the grantee that effectuates changes to the original grant agreement.
Grant Extension	A type of grant agreement that lengthens the grant term to allow for continuation of a project. Grantees can extend their CoC grants for up to one year, with HUD approval.
Grantee	Any governmental or nonprofit entity that signs a grant agreement with HUD. The responsibilities of a grantee also include the project sponsor if there is one. "Grantee" and "recipient" are used interchangeably in this document.
Homeless Management Information System (HMIS)	An HMIS is a computerized data collection application designed to capture client-level information over time on the characteristics and service needs of men, women, and children experiencing homelessness, while also protecting client confidentiality. It is designed to aggregate client-level data to generate an unduplicated count of clients served within a community's system of homeless services. The HMIS can provide data on client characteristics and service utilization. HMIS is an eligible budget activity and also a component that allows lead applicants to request COC assistance for dedicated or shared projects.
Homeless Person	A person sleeping in a place not meant for human habitation or in an emergency shelter, or a

person in transitional housing.

Leasing

Eligible activity under applicable components. Grantees may use leasing funds to lease structures to provide supportive housing or supportive services to clients or to lease individual units during the period covered by the grant. The funds designated for leasing may only be used for the actual costs of leasing a structure or unit. The lease is in the name of the recipient agency, not the client.

Match

Match is the recipient's contribution toward the cost of the project. Each grant has its own requirements for match and what is allowable found in it's applicable CFR.

**McKinney-Vento
Homeless Assistance Act**

Signed into law on July 22, 1987, the McKinney-Vento Homeless Assistance Act is the authorizing legislation for a number of programs providing housing and services to homeless persons, including the Supportive Housing Program.

Notice of Funding Availability (NOFA)

Annual notice published in the Federal Register to announce available funds and application requirements.

Operating Costs

Eligible activity. Operating costs are those costs associated with the day-to-day physical operation of supportive housing facilities and for which cash payments are needed.

Operating Start Date

The operating start date is the first day of the month in which the grantee or sponsor begins incurring eligible costs.

**Permanent Housing for
Persons with Disabilities
(PH)**

CoC component that provides long-term, community-based housing and supportive services for homeless persons with disabilities.

Project Sponsor

The organization that is responsible for carrying out the proposed project activities. To be an eligible project sponsor, you must meet the same program eligibility standards as applicants do, as outlined in the annual NOFA.

Recipient

Any governmental or nonprofit entity that receives assistance from HUD.. Recipient includes both grantees, who sign a grant agreement with HUD and receive funds directly from HUD, and also project sponsors, who sign a subrecipient agreement with the grantee to receive the funds.

Rehabilitation	Eligible activity. Grants for rehabilitation are limited to between \$200,000 and \$400,000 per structure.
Renewal Grant	A grant agreement between HUD and the grantee that provides assistance to a project that received funding over the past year(s). The renewal grant funds the continuation of the same activities (operations, supportive services, leasing, HMIS and administration) as the initial grant. Acquisition, rehabilitation and new construction are not renewable.
Safe Haven	A form of supportive housing funded and administered under CoC serving hard-to-reach homeless persons with severe mental illness and other debilitating behavioral conditions who are on the streets and have been unwilling or unable to participate in supportive services.
Subrecipient	Project sponsors who sign a subrecipient agreement with the grantee to receive grant funds. Subrecipients can carry out the entire project.
Supportive Services	Eligible activity. Supportive services assist homeless persons to transition from the streets or shelters to permanent housing. Grantees may use CoC funds to pay for the actual costs of providing supportive services to homeless persons.
Technical Assistance (TA)	Technical assistance helps states, localities, and nonprofit organizations to better plan, develop, and administer their COC projects and Continuum of Care strategies. TA providers identify and share information on best practices and provide critically needed training either remotely or on-site.
Transitional Housing (TH)	Housing listed in the Housing Inventory Chart intended to facilitate the movement of homeless individuals and families to permanent housing. Homeless persons may live in transitional housing programs for up to 24 months and receive supportive services that enable them to live more independently.

INCOME LIMITS, RENTS & UTILITY ALLOWANCES

Individuals served under several of the programs covered by these policies must meet and track and report on persons served by the income limits established by HUD on an annual basis. “Recertification” is required more frequently for those who receive ESG-Prevention and Rapid Re-housing assistance. All applicants for ESG-P (includes RR) must be at or below 30% of the Median Family Income for the duration of the assistance. They must be recertified at least every 90 days.

Updates regarding rent and income limits are posted annually on HUD’s website at <http://www.hud.gov/offices/cpd/affordablehousing/library/index.cfm>. Please check for updated rental and income listings during the 1st quarter of each year.

ADMINISTRATIVE EXPENSES

The City will limit the amount of funds that may be used for administrative expenses, in order to maximize the use of grant funds for housing and community development activities. Administrative funds must be drawn down in proportion to the amount of non-administrative funds drawn.

HOPWA

1. A maximum of 7% of the total contract amount may be allocated for administrative expenses directly related to that contract.
The City will retain 3% for project oversight.
2. ESG has no allowable project sponsor administrative funds. All Administrative funds are retained by the City. Eligible housing related case management is an eligible activity under ESG-P activities.
3. CoC Admin of up to 7% must be applied for and approved in the annual application process for those funds (Grant Inventory Worksheet, Registration and Application). Those funds are evenly split between the Applicant (the City) and the project sponsor.

ENTITLEMENT GRANTS: CONSOLIDATED PLAN

In compliance with federal regulations, the City will publish a five-year Consolidated Plan and an Annual Action Plan that outline housing and community development priorities and detail the activities that will be undertaken with federal entitlement funds in a given year.

- A. The City, in collaboration with the public, will create a Consolidated Plan to comply with HUD regulations. The Consolidated Plan is a comprehensive five-year strategic plan that details the City's housing and community development needs and identifies strategies to meet those needs. The current Consolidated Plan covers the years 2010 through 2015. The Plan represents the City's application to HUD for the following federal grants: Community Development Block Grant, HOME Investment Partnerships Program, Emergency Shelter Grant, and Housing Opportunities for Persons with AIDS.

- B. Indianapolis' 2010 to 2015 goals were:

Goal 1: Encourage economic development activities and efforts in the community.

- Fund commercial façade projects in developing communities.
- Provide economic development assistance to expanding or new businesses to create and/or retain jobs.
- Support outreach efforts to market available forms of economic development assistance to encourage business expansion or new business development.
- Support summer youth programs with an educational focus.

Goal 2: Stabilize distressed neighborhoods through targeted development.

- Acquire and/or rehabilitate units for homeownership.
- Rehabilitate substandard units to create affordable rental housing opportunities
- Demolish blighted structures.
- Construct new homes for homeownership opportunities.
- Provide financing options for homeowners, such as downpayment assistance.
- Provide repairs to home owners whose homes are in disrepair.

Goal 3: Support housing stabilization efforts throughout Marion County.

- Provide repairs to home owners whose homes are in disrepair.
- Provide down payment assistance to home buyers.
- Eliminate unsafe structures that pose a threat to public safety and/or the environment.

Goal 4: Prevent homelessness through the support and operations of programs that serve very low-income residents.

- Support case management services that help households at-risk of homelessness.
- Provide rent and utility assistance to families at-risk of homelessness.

Goal 5: Decrease homelessness through support of homeless programs and housing projects.

- Provide funding for supportive services and rental assistance in conjunction with housing programs assisting homeless individuals.

Goal 6: Support the needs of persons living with HIV/AIDS and their families.

- Provide supportive services, including housing counseling, to persons living with HIV/AIDS.
- Provide housing placement services to persons living with HIV/AIDS.
- Provide rent and utility assistance to persons living with HIV/AIDS.

C. Each year, the City prepares an Annual Action Plan detailing how it will spend the four federal grants in that year to address the Consolidated Plan goals and strategies.

D. The City will seek citizen input in the preparation of both the Consolidated and Annual Action Plans. Public notices will be published in The Indianapolis Star and The Court & Commercial Record to announce opportunities for citizen involvement in the process. The City will hold a minimum of two public hearings during the planning process to solicit citizen input.

E. Citizen input will be used in conjunction with the strategies outlined in the Consolidated Plan to create scoring criteria for evaluating annual requests for funding.

ENTITLEMENT GRANTS: REQUESTS FOR FUNDING

The Request for Proposal Process

The City will hold an open and competitive Request for Proposals (RFP) process to determine which projects will be awarded entitlement funds in a given year.

- A. CED (Community Economic Development) will issue an RFP for entitlement funds in conjunction with the consolidated planning process. The RFP will consist of instructions to complete the application, an application, and a listing of the evaluation criteria. A notice of the release of the RFP will be published in at least one newspaper of general circulation, two weeks prior to the issuance and a public hearing will be held to announce it. A deadline for proposal submission will be included in these announcements.
- B. A question and answer session will be held by CED staff at least one week in advance of the proposal due date.
- C. Proposals must be received in Suite 2042 of the City-County Building by **12:00 p.m.** (noon) on the due date. Applications will be date stamped for verification of receipt. Any proposals received after the announced deadline will be ineligible for consideration.
- D. A team or teams will be convened to review proposals. A standard evaluation form will be used to assess all proposals, based on the criteria identified in the RFP. Through this evaluation process, the review team(s) will establish recommendations.
- E. The Mayor and the Director of DMD (Department of Metropolitan Development) will review the recommendations and will either approve or amend these recommendations.
- F. The proposals recommended through the above process will be presented to the appropriate governing body. This governing body has the final authority to approve or amend the funding recommendations.
- G. Applicants will receive written notification, indicating the level of support, if any, which will be awarded. Participation in further discussion regarding the outcomes of the application process will be at the discretion of review team members and City administration.
- H. Funds for those projects that have received approval will be made available upon the execution of a signed contract between the City and the Project Sponsor.

The Federal Grants Review Committee Process

Funding requests received after the annual RFP process will be evaluated by the City's Federal Grants Review Committee and funding recommendations will be made on a bi-monthly basis, contingent upon the availability of funds.

- A. The Federal Grants Review Committee (FGRC) consists of: two Assistant Administrators for CED, the CFO for DMD, and the Grant Manager and Grant Analyst for each entitlement grant and three members appointed by the Administrator of CED. Other DMD staff may advise the Review Committee.
- B. Meetings are held every other month to consider new funding requests, until funding is depleted. All city staff and community members are welcome to attend. A schedule of meetings along with an application for FGRC consideration is available on our website, which is http://www.indygov.org/eGov/City/DMD/Community/Forms_Policies/grants.htm.
- C. New funding requests should be made in writing to a Grant Manager or CED Assistant Administrator, using a standard application form, which is available on the website. Requests received less than ten days prior to the committee meeting will be reviewed the following month, at the discretion of the Administrator.
- D. Project Sponsors that are applying for additional CDBG funds for homeowner repair must have completed a minimum of 75% of the benchmarks that are provided by their respective contracts, as well as, have spent at least 75% of their budget, which is also provided by the contractual agreement.
- E. Those making funding requests must be present at the committee meeting to explain the project and answer questions regarding the request.
- F. The Committee shall make funding recommendations to the Administrator of CED and the Director of DMD.
- G. The Administrator and Director will either approve or amend the recommendations, and forward them to the Mayor for final review and approval.
- H. In most cases, funding decisions will be communicated to the applicant within one month of the Committee meeting.

PRE-CONTRACT REQUIREMENTS

Employer Identification Number

Prior to contract execution, Project Sponsors must submit a Federal Identification Number and proof of insurance in order for a Purchase Order to be created by the City's Division of Purchasing.

- A. If a Project Sponsor has not already been issued an employer identification number, one must be obtained from the Internal Revenue Service.
- B. Those sole proprietors/consultants who do not have an employer identification number may, with City approval, be allowed to use their social security number for identification.
- C. To be entered as a vendor in the City's accounting system, an identification number must be submitted on the Project Sponsor's letterhead to the Grant Manager prior to the issuance of contracts, in order for the Project Sponsor to be set up as a vendor and be prepared to receive funds.

Proof of Insurance

Project Sponsors will be required to submit proof that their organization's insurance policy is in compliance with its City contract, and the City must be listed as an additional insured on the policy. Each project sponsor must also have workers' compensation.

Project Sponsor Contact Information

All Project Sponsors must submit, on their letterhead, pertinent contact information such as, contact name, business address, mailing address (if different from business address), phone number, fax number, email address (if applicable) and employer identification number.

Project Sponsor Conformance with E-Verify

Pursuant to Indiana Code 22-5-1.7-11, the Contractor entering into a contract with the City is required to enroll in and verify the work eligibility status of all its newly hired employees through the E-Verify program.

Processing of Contract Amendments:

All contracts shall have a written amendment to modify funding or make other changes to a contract. Per each contract:

Amendments. No modification or amendment of any provision of this Agreement shall be effective unless made in writing and signed by all parties.

All amendments will be executed as a contract within the City Purchasing system and any funding that is associated with that change will be accompanied by a revision in the appropriate financial system (IDIS or LOCCS). Documentation of the movement of funds between categories or line items shall be provided electronically to HUD during monitoring.

Performance Outcomes

In general, award notification letters will include a request for the submission of timelines, outcomes and benchmarks for those activities that will be funded and carried out specifically with City-grant funds. Contracts cannot be drafted until the necessary information is received.

- A. All Project Sponsors must submit performance-based outcomes. Upon city approval, performance-based outcomes will be included in grant contracts. Contracts will not be generated until all necessary items have been received.
- B. All projects are required to complete a Schedule III proposed outcomes form and then report on that progress annually. Each agency has three required HUD goals and at least one agency goal (Form is attached).
- C. All requests for amendment to contracts must be submitted for approval no later than August 1st of the year the contract is due to expire.

Compliance Training

Prior to contract execution, two representatives of each Project Sponsor must attend the appropriate training session sponsored by the City, to ensure Project Sponsor familiarity with the rules and regulations of grant programs.

- A. Once award notification has been given, CED will hold training sessions to provide background information for each grant and to answer any questions about the grant programs. The employees who will be managing the contract must attend.

- B. Training sessions will provide an overview of all HUD and City requirements for each grant program. All forms and documentation that will be required for claiming funds and reporting activities will be discussed during these sessions.

Special Compliance Issues

Lead-Based Paint

Lead-based paint regulations for all housing programs:

HUD has changed the regulations for dealing with the problem of lead-based paint in HUD supported housing. These regulations affect all housing supported grants in the following ways and require inspection of all units as in the attached Inspection Form:

A. All housing built before 1978

1. All families or persons being housed must be provided a “Protect Your Family from Lead in Your Home” pamphlet. All clients must sign off on the inspection report that they have received and are aware of the lead hazards (Inspection form attached)
2. Visual inspection for deteriorating paint must be performed.
3. All persons who perform inspections must provide proof that they have taken and passed the visual inspection training found at the link below:
www.hud.gov/offices/lead/training

B. All housing built after 1978

1. Post 1978 housing is exempt from these regulations.

These regulations apply to all housing that is receiving any Federal support, including Acquisition, Leasing, Support Services, or Operations dollars. One exception to this is Tenant-Based Rental Assistance activities.

For Tenant-Based Rental activities, the following requirements exist:

1. All families or persons being housed must be provided a “Protect Your Family from Lead in Your Home” pamphlet.

2. Visual inspection for deteriorating paint must be performed.
3. If deteriorated paint is found to be present, paint stabilization is required.
4. Notice to occupants of any lead-based paint found, or of any activities to control lead-based paint.
5. If there is ongoing financial responsibility to the property (i.e. Project owned transitional housing facility), there must be ongoing lead-based paint maintenance.
6. There must be a response to any child with an Elevated Blood-Lead Level.

The following are requirements for Lead Based Paint under HOPWA (Specifically):

Lead Based Paint Disclosure Notices:

Disclosure requirements are triggered for all properties constructed prior to 1978. These requirements require that lessors (property owners or managers) provide tenants with the following two items:

- HUD's disclosure form for rental properties disclosing the presence of known and unknown lead-based paint
- A copy of the pamphlet, "Protect Your Family from Lead in the Home"
- All clients must sign that they have received this information and the inspection form that alerts them to the dangers. (Form attached)

Both disclosures can be found at: www.hud.gov/offices/lead/enforcement/disclosure.cfm.

Documentation of these notices is required to be in the client file.

Lead Based Paint: Visual Assessment:

Units that are occupied or to be occupied during the duration of the short/long term rental assistance, must have a lead based paint visual assessment in the following instances:

- Child less than 6 years of age resides/will resides (even if only sporadically) or
- Pregnant woman resides in the unit.
- Documentation of the visual assessment must be maintained in the file. If you do document peeling, chipping, or flaking paint, please see refer to the visual assessment &/or 23 CFR Part 35, Subpart M for the requirements if the visual assessment fails.

Visual Assessment: Link to the visual assessment training: www.hud.gov/offices/lead/training

GRANT REQUIREMENTS

General Claim Procedures

In order to manage all grant programs in the most efficient manner possible, CED has uniform reporting requirements governing claims, report submissions and monitoring procedures for all grants.

- A. Claims are paid upon a reimbursement basis only. The Project Sponsor must have already paid all vendors or contractors for services provided prior to the submission of a claim. In order to submit a claim, the Project Sponsor must submit copies of invoices or receipts totaling the amount to be claimed. Copies of timesheets signed by the employee and their direct supervisor in the case of a Executive Director, the Board President must sign the timesheet detailing hours worked on specified projects for salaries being claimed.
1. Claim Form – A listing of the amount to be claimed, on the Project Sponsor's letterhead signed by an authorized individual. (photocopies are not acceptable)
 2. Accounting Report – An accumulated total of claims to date.
 3. Detail of Salaries and Wages/Detail of Expenses – An itemized accounting of the expenses being claimed. Signed timesheets including a supervisor's signature are required for all staff salaries.
 4. All rental calculations should include utility allowances and claims should be reduced by the amount the tenant contributes where applicable. Rent Rolls (attached) are required for all claims for all grants.
 5. All ESG, HOPWA grant recipients MUST submit a claim at least quarterly to maintain compliance. Recipients agree to draw Grant Funds to make rental assistance payments on behalf of eligible program participants at least quarterly as well.
 6. For Lead Based Paint applicable projects, verification of evaluation, reduction and clearance of hazard. Required inspection form is attached, as well as proof of client's receipt of the required lead pamphlets.
 7. All claims should be maintained on file with the materials used to support the claim. This should include all rental calculations. These are subject to monitoring.

- B. Completed forms and supporting documentation should be sent to the attention of the appropriate the CED staff for the specific grant, at the City-County Building, Suite 2042, 200 East Washington Street, Indianapolis, Indiana, 46204.

- C. The Project Staff will verify that all expenses being claimed are eligible, reports are complete and that supporting documentation, such as signed timesheets for payroll expenses, invoices, applicable bills for supplies and operating costs and completion certificates, is sufficient.
- D. Ineligible expenses include, but are not limited to:
 - Purchase of non-expendable equipment
 - Sales tax on purchases or services
 - Food and beverage items*
 - Late fees (utilities, etc.) except where applicable to ESG Arrearage payments
 - All travel must be pre-approved
 - Cell phones and pagers*
 - Stipend payments
 - Cable bills
 - Gift Certificates
- * Are eligible under the CoC, ESG and HOPWA where applicable.
- E. Claims for Administration funds must be made in proportion to claims on program specific activities. If a claim reflects 50% of the budget for program activities, then 50% of the total administration budget is available to be claimed.
- F. If the Project Staff determines that insufficient documentation has been provided, he/she will contact the Project Sponsor and request additional information. The claim will not be processed and will be returned to the Project Sponsor.
- G. The claim will be forwarded to the Accounts Payable Department. Payment will then be sent to the Project Sponsor in a timely manner, generally within ten business days. Payable's policy states they have 30 days to process payment.
- H. All claims must be submitted no later than 30 days after the contract expiration date to be eligible for reimbursement. (Note: All expenses must have been incurred within the terms of the contract to be eligible for reimbursement.).
- I. The City will not process any claims received between December 9, and January 3, Annually. Claims received during this time will be processed for payment on or after January 4, Annually.
- J. If reports or other required documents have not been submitted in a timely fashion, the City will withhold payment on claims until these outstanding reporting requirements are resolved.

K. The Project Sponsor must be in compliance with all city and federal programs, grants, laws and regulations. The City will withhold all funding on claims and activities until the Project Sponsor is in full compliance.

Reports

- A. Project sponsors are required to provide requested report information to complete the annual Consolidated Annual Report (CAPER). This is IDIS Reports for ESG and the HOPWA A 40110D for HOPWA (Attached) In addition, each of the CoC programs is required to submit an annual report (APR) with the appropriate workbook and Schedule III reports. (Samples attached).
- B. If a Project Sponsor's reports are not submitted, and complete, by the due date, the Project Staff will withhold payment **on all federal claims** until all reports are current. In addition, failure to return reports in on a timely manner will reflect on future funding decisions and may be cause for termination of the current contract.
- C. A cumulative report must be submitted at the end of each year, for each grant. This year-end report should detail annual accomplishments, and provide insight into a number of other areas, including the average length of each activity, the amount of funds used for each one, and demographic information on individuals assisted with grant funds throughout the year. All project reports must be accompanied by the appropriate Client Track Report submitted as PDF document. HOPWA is excepted as reporting is not done in HMIS.

Program Income

To ensure compliance with federal reporting requirements while allowing flexible use of funds, the City may use its discretion in allowing program income to be retained by the recipient for a specific use covered by the contract.

- A. Project Sponsors will be required to report program income to the City on an annual basis, by completing a program income form and submitting it with the year-end report. Program income forms are available from the Grant Managers.
- B. Any award recipient who desires to retain realized program income must submit a written request to the Assistant Administrator of CED, detailing a proposed use of the funds.
- C. The Assistant Administrator of CED will respond to the request in writing, approving, denying or amending the request..

- D. If the Assistant Administrator of CED approves the Project Sponsor's retention of program income, those funds will be treated as additional federal dollars, subject to all applicable requirements governing their use.

Housing Inspections

1. The Project Sponsor will be notified at least two weeks prior to the inspection by City Inspectors visit. This will be handled by the individual Inspector and s/he should be contacted directly with any questions.
2. Inspections will be done on an annual basis and when a unit has been vacated and is ready for re-rental. This is applicable where the Project Sponsor owns the units. In cases where they are NOT owned by the Project Sponsor, this requirement is not applicable, however, the Inspection form attached must be used for all properties, including Homeless Prevention/Rapid Re-Housing under ESG and all HOPWA assisted units.
3. The inspector will inspect to a minimum of Section 8 Housing standards and will submit reports to the CED designee. A copy of the inspection should be kept on site and in the client's file irrespective of who performs the inspection.
4. If there is a concern or finding, the property will need to be re-inspected and all remediation should be monitored by the Inspector. The Inspector will sign off when the issue has been resolved.

Monitoring Visits

At least once every three years, the City will conduct an on-site monitoring visit based on an annual risk analysis to verify compliance with all federal regulations and City policies. Additional visits may be made, as deemed necessary by the grants management staff.

A. Preparation

1. The Project Sponsor will be notified, in writing, prior to the monitoring visit. This notification will include potential dates and times of the visit, and a list of documents to be reviewed. These documents should be readily available at the monitoring visit.
2. An interview during the site visit with the Project Sponsor's Executive Director is required. Any additional staff (i.e., financial staff, etc.) that will need to be present for the visit should also plan to be available during the designated time.

B. On-Site Visit

1. An initial and exit interview will be held with the Executive Director of the Program. The Project Staff will ask a series of questions relating to the capacity of the organization, program effectiveness, contractual compliance and any recent changes that the organization has undergone. The Project Staff will also describe the review process that will occur throughout the remainder of the visit to verify that all required data/files are accessible.
2. Using the guidelines established in the monitoring form, the Project Staff will review the client files thoroughly, noting any missing/incomplete information. Client eligibility and other requirements will be verified to demonstrate compliance with federal regulations. This will include the Rent Reasonableness Checklist and Certification for CoC programs.
3. Claims will be reviewed to verify that the organization is maintaining appropriate and sufficient records. Specifically, the City reserves the right to assess any financial back-up documentation for these claims to determine whether unnecessary or unreasonable expenditures occurred.
4. The following items will be included in all monitoring visits and should be available for review:
 - Project Measuring Tools (APR reports, Project Progress Worksheet)
 - Confirmation of Participant Eligibility to include the documentation of homelessness according to the HUD definition and any materials used to confirm status. This includes those times where a client has been in a public institution and was homeless prior to residence there. This should also include the Participant Eligibility Worksheet.
 - Tracking of all eligible expenses and activities.
 - Tracking of Match/Leverage requirements.
 - Tracking for important dates and implementation milestones.
 - Calculation of Resident Rent and Rent Reasonableness. This should include appropriate rent calculations to include utility allowances.
 - Recordkeeping and Financial Management. There should be documented internal controls, budget controls, cash management policies, accounting and procurement records and property controls. Any audit results and copies should be available on site for review.
 - Housing Assessments, applications and inspections
 - Policy and Procedure Manuals
 - Human Resource Policies
 - Due Process, Grievance and Termination Policies are to be maintained by the Project Sponsor both as they relate to employees and to clients.

5. The Project Staff will conduct an exit interview with the Executive Director; in order to answer any questions or clarify any missing or unusual information found during the visit.

C. Post-Visit Procedures

1. The grant management team will mail a Monitoring Evaluation letter to the Project Sponsor, citing both strengths and weaknesses in addition to any corrective actions that should be taken. An organization may receive either a *Finding*, which is a regulatory or contractual violation, or they may receive a *Concern*, which is a programmatic violation or problem. A deadline will be set for action to be taken (no more than 60 days), and directions will be given regarding how to demonstrate compliance (i.e. a follow-up visit, written response, etc.).
2. If a Project Sponsor does not complete all corrective actions in the time allotted, a letter will be sent to the Project Sponsor, detailing areas of non-compliance, copies of previous correspondence, and listing sanctions that will be taken (including possible funding decrease) if the situation is not rectified. In addition, no claims will be paid on any grant contracts until the necessary documentation is received.

Notification of Board Presidents

- A. The Board President/Chair of each Project Sponsor will be included on all monitoring correspondence and other communications relating to contractual agreement(s) between the City and the Project Sponsor.
- B. This correspondence is an effort by the City to ensure that the Board Members are kept up to date of the activities within the organization.

OTHER REGULATORY REQUIREMENTS

Marion County Health and Hospital Orders

Project Sponsors must familiarize themselves with all federal, state, and local regulations governing the grant they receive. However, the following regulatory requirements could apply.

- A. If an *Order to Repair* by the Marion County Health Department is pending on a property acquired by a community organization, the Health Department will determine the amount of time that a buyer has to bring the property into compliance, based on the following:
 - Length of time the orders have been pending;
 - Complaints and/or concerns of neighbors or other governmental agencies regarding the property;
 - Availability of funding for repairs; and
 - Timeframe within which buyer will make the needed repairs.
- B. If an *Order to Demolish* by the Health Department is pending on a property acquired by a community organization, the following factors will be considered when analyzing the situation on a case by case basis:
 - Financial ability to complete rehabilitation in accordance with Health and Hospital standards;
 - Timetable for repairs submitted by buyer;
 - Complaints and/or concerns of neighbors or other governmental agencies regarding the property;
 - Condition of the structure; and
 - Length of time the property has been in disrepair.
- C. Waivers of Health Department liens pending on a property acquired by a community organization will generally not be granted. Organizations requesting a waiver must submit a written request to the Unsafe Building Manager which must include the following:
 - Reason the waiver is being requested

- Timetable for repairs to be made
 - Funding sources for the completion of repairs
- D. The Health Department will report to DMD on community organizations' participation and cooperation.
- E. Quiet Title Action taken on property acquired through the Marion County Tax Sale will automatically release liens and orders, and will produce a clean title.

Relocation

- A. Project Sponsors must comply with the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, as amended, whenever permanent displacement occurs as a direct result of rehabilitation, demolition or acquisition.
- B. When temporary relocation occurs, as a direct result of rehabilitation, demolition or acquisition, the following City guidelines must be adhered to:
 1. A maximum of \$100 per day will be reimbursed by the City for temporary housing.
 2. A maximum of \$40 per day will be reimbursed for meals, per person.
 3. Mileage will be reimbursed, at twenty-eight cents per mile, for distances that exceed what would be traveled if the relocation had not occurred (i.e. if a homeowner would normally travel ten miles to work, and must drive fifteen miles due to the relocation, then the additional five miles would be paid for.)

Conflict of Interest

Project Sponsors must agree to the following provisions, applicable to any person who is an employee, agent, consultant, officer, board member, elected or appointed representative of a Project Sponsor which is receiving funds for any City program:

No person who is in a position to participate in the decision making process or gain inside information, can have any financial interest and shall not acquire any financial interest, direct or indirect, which would conflict in any manner or degree with the performance of services required under their agreement. In the performance of their agreement, no person having such a financial interest shall be

employed or retained by the Project Sponsor. Any person having such a financial interest shall not personally benefit from the contract agreement.

If it is possible that a conflict of interest will occur, the Project Sponsor must submit a written request for a waiver of the regulatory requirements to the Grant Manager. Additionally, the Project Sponsor must place a public notice in a newspaper of general circulation, disclosing the conflict of interest and requesting public comment prior to the commencement of any activity. This notice must be attached to the request for a waiver and submitted to the grant manager.

The City will forward the Project Sponsor's request for waiver to HUD. HUD may, on a case-by-case basis, grant an exception to this rule.

Complaint Procedures

- A. All Project Sponsors are required to resolve any complaints that are received by the City regarding a project using City-grant funding. Project Sponsors are required to have in place a written grievance policy that addresses complaints from clients.
- B. Upon receipt of a complaint or request for service from a client (such as a homeowner, renter, or social service recipient) or a citizen, the Grant Manager will contact the Project Sponsor, in writing, detailing the nature of the complaint.
- C. In response, the Project Sponsor must submit to the Grant Manager, on letterhead, the following information:
 1. Any actions that have been taken, to date, by the Project Sponsor to bring resolution to the situation.
 2. A plan defining the ultimate resolution method and estimated date.
 3. Commitments or procedures which will be implemented to prevent future complaints.
- D. The Grant Manager will contact the Project Sponsor to verify that the situation was resolved by the estimated date.

Programmatic Controls:

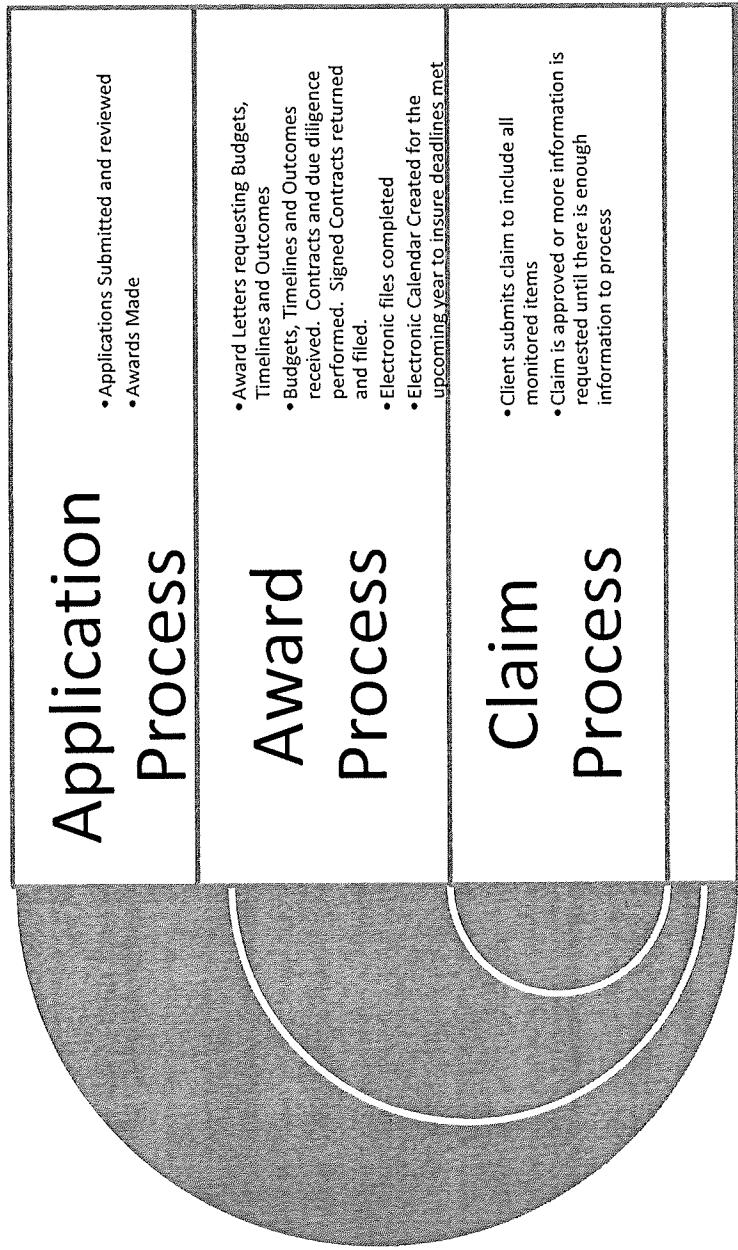
Internal Claims Process: Claims will be reviewed, signed and input into both the Draw Log and the PeopleSoft systems by the Grants Manager. For CoC programs, a LOCCS sheet must also be completed so the draw can be done. Copies will be made and put into the Project Sponsor File with the originals going to payables. The Grant Analyst will monitor those claims for payment by payables and then draw the funds through LOCCS or IDIS. If IDIS, the voucher must also be approved by the Grant Manager.

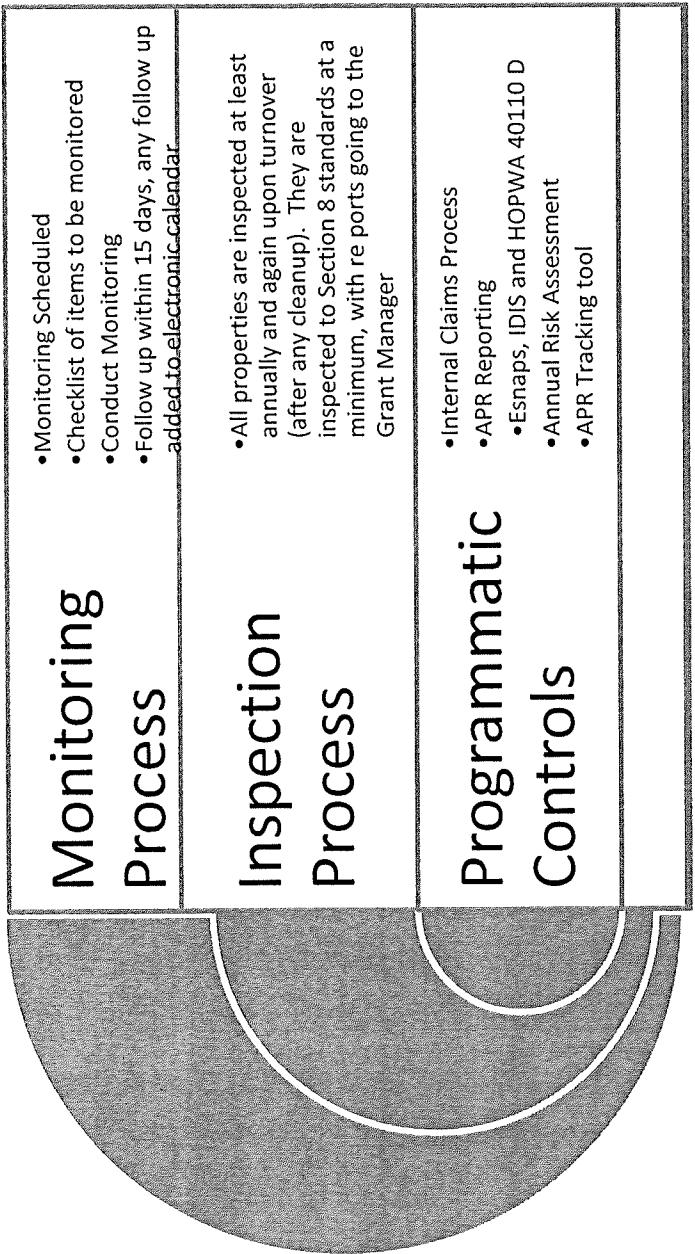
APR Reports: Reports are due the 15th of the month following the end of the grant for CoC Projects. Those must be submitted with the Client Track report, Workbook and Schedule III. They have to be entered into Esnaps within 90 days of the end of the grant. There is a sample report attached.

Risk Assessments: Completed annually on all projects. Projects should complete the yellow highlighted portions and return all the required information. Those are reviewed and scored according to the risk assessment form. The highest scoring grants should be monitored except if they have been monitored within the last three years, unless they had a finding in the previous year. All grantees should be monitored at least once in a three year period.

APR Tracking Tool: Completed annually, tracks each APR due date and ensures timely follow up and submission to Esnaps.

Flow Chart





Forms Attachments

- Inspection Form
- Rent Roll
- Schedule III
- Risk Assessment (Project Sponsor Workbook and Risk Analysis form)
- Annual Report Forms
 - Esnaps Sample (With Workbook)
 - IDIS Sample
 - HOPWA 40110D
- APR Tool
- Claim Form

Rental Unit Inspection

City of Indianapolis
Department of Metropolitan Development COC, S+C,
HOPWA and ESG Inspection Form

Children under 6i or pregnant woman in the home?

Lead Brochure provided?

come built before 1978?

Project Name/Address:	Project #: # of Units:		
Owner Name and Address:	Resident Manager: Management Agent:		
Inspector Name:	Unit No:	Date of Inspection: <input type="checkbox"/>	
Type of Unit Inspection: <input type="checkbox"/> HOME rehab standards	<input type="checkbox"/> Follow-up Inspection		
Condition Codes:	G = Good	A = Acceptable	R = Requires Action
	Description of Noted Conditions or Required Corrections		
Entire Unit	G	A	R
Smoke Detectors			I
Doors and Lock			
Windows/Screens			
Heating/AC			
Ventilation/Air Quality			

Access to Fire Escape	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Free of Vermin/Rodents	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other		
Hazards?		
Living Room		
Walls/Interior Door(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elec. Fixtures/Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other		
Hazards?		
Dining Area		
N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Walls/Interior Door(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elec. Fixtures/Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other		
Hazards?		
Bathroom		
Walls/Interior Door(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elec. Fixtures/Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commode		

Lavatory (h/c Water)		
Tub/Shower (h/c Water)		
Other		
Hazards?		
<input type="checkbox"/> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Kitchen		
Walls/Interior Door(s)		
Ceiling		
Floors		
Elec. Fixtures/Outlets		
Stove		
Refrigerator		
Sink		
Disposal/Trash Container		
Cabinets		
Countertops		
Other		
Hazards?		
<input type="checkbox"/> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Bedroom # ()		
Walls/Interior Door(s)		
Ceiling		
Floors		
Elec. Fixtures/Outlets		
Other		
Hazards?		
<input type="checkbox"/> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

Bedroom	# ()	
Walls/Interior Door(s)		
Ceiling		
Floors		
Elec. Fixtures/Outlets		
Other		
Hazards?		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes No
Bedroom	# ()	
Walls/Interior Door(s)		
Ceiling		
Floors		
Elec. Fixtures/Outlets		
Other		
Hazards?		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes No
Bedroom	# ()	
Walls/Interior Door(s)		
Ceiling		
Floors		
Elec. Fixtures/Outlets		
Other		
Hazards?		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes No
Room ID:		
Walls/Interior Door(s)		
Ceiling		

Floors			
Elec. Fixtures/Outlets			
Other			
Hazards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes No
BUILDING EXTERIOR: (DEFICIENCIES, MAINTENANCE, COMMENTS)			
<p style="text-align: center;">X</p> <p>Inspectors Signature and Date</p>			
<p style="text-align: center;">X</p> <p>Client Signature and Date</p>			

Rent Roll

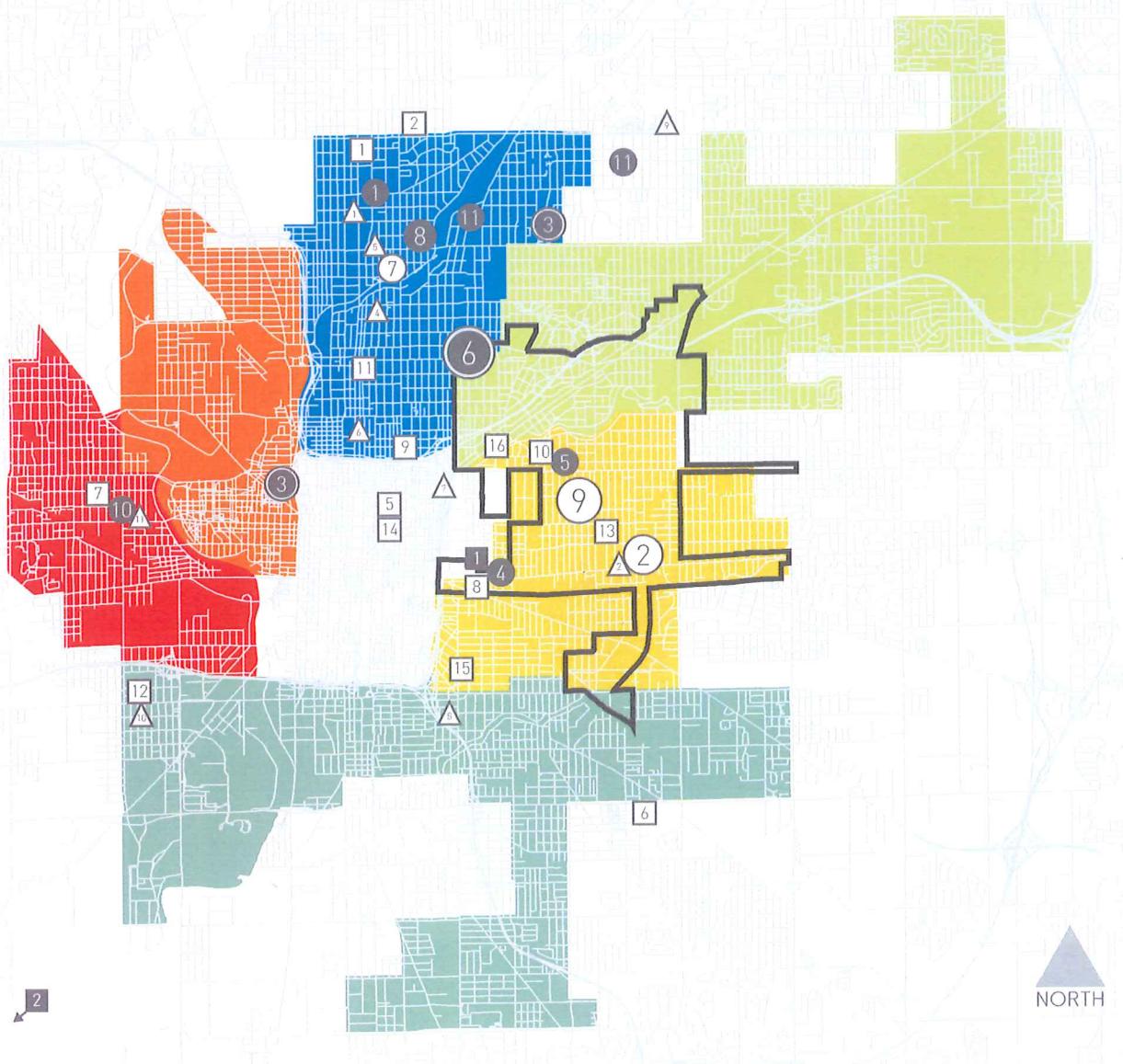
EMB NUMBERS SHOULD BE CHANGED ANNUALLY!

FMR NUMBERS SHOULD BE CHANGED ANNUALLY:					
Diagnoses	# of Clients	Bedrooms	# of Units/size	FMR	Total
SMI		Studio			\$0.00
CSA		1 BR			\$0.00
SMICSA		2 BR			\$0.00
PWA		3 BR			\$0.00
PWOD		4 BR			\$0.00
	0				0

GEOGRAPHIC DISTRIBUTION MAPS

ACTION PLAN 2016 CDBG/HOME/NRSA

NRSA East NRSA North NRSA Northeast NRSA Northwest NRSA South NRSA West IndyEast Promise Zone



- CDBG ○ HOME ○ CDBG+HOME
 - accessibility - Tenant Based Rental Assistance*
 - ① Dove Recovery House - Dove Recovery House
 - ② Englewood CDC - Englewood Homeownership
 - ③ Insight Development - Bethel & Indiana Avenue
 - ④ John H. Boner Center - Byrne Court
 - ⑤ John H. Boner Center - Jefferson Apartments
 - ⑥ King Park - BUILD Fund*
 - ⑦ King Park - Monon 16 Diverse Housing Initiative
 - ⑧ Mapleton Fall-Creek - Fall Creek Flats
 - ⑨ NEAR - Live NEAR
 - ⑩ RADC - W Michigan Demo/Blight Elimination
 - ⑪ UNEC - Operation Crosstown
- *County-wide

CDBG Homeowner Repair

- △ Community Action of Greater Indianapolis
- △ Englewood CDC - Emergency
- △ Indianapolis Neighborhood Housing Partnership*
- △ King Park Area Development
- △ Mapleton-Fall Creek
- △ Near North Development
- △ Riley Area Development
- △ Southeast Neighborhood Development
- △ United Northeast CDC
- △ West Indianapolis CDC
- △ Westside Community Development

HOPWA

- 1 Damien Center [see ESG]
- 2 IU Health Bloomington

Emergency Solutions Grant

- | | |
|----|---------------------------------------|
| 1 | CHIP |
| 2 | Coburn Place Safehaven II, Inc. |
| 3 | Damien Center |
| 4 | Dayspring Center, Inc. |
| 5 | Gennesaret Free Clinic, Inc. |
| 6 | HealthNet/Homeless Initiative Program |
| 7 | Holy Family Shelter |
| 8 | Horizon House, Inc. |
| 9 | Interfaith Hospitality Network |
| 10 | John H. Boner Center |
| 11 | Julian Center |
| 12 | Mary Rigg |
| 13 | Outreach, Inc. |
| 14 | Salvation Army |
| 15 | Southeast Community Services |
| 16 | Workforce, Inc dba RecycleForce |

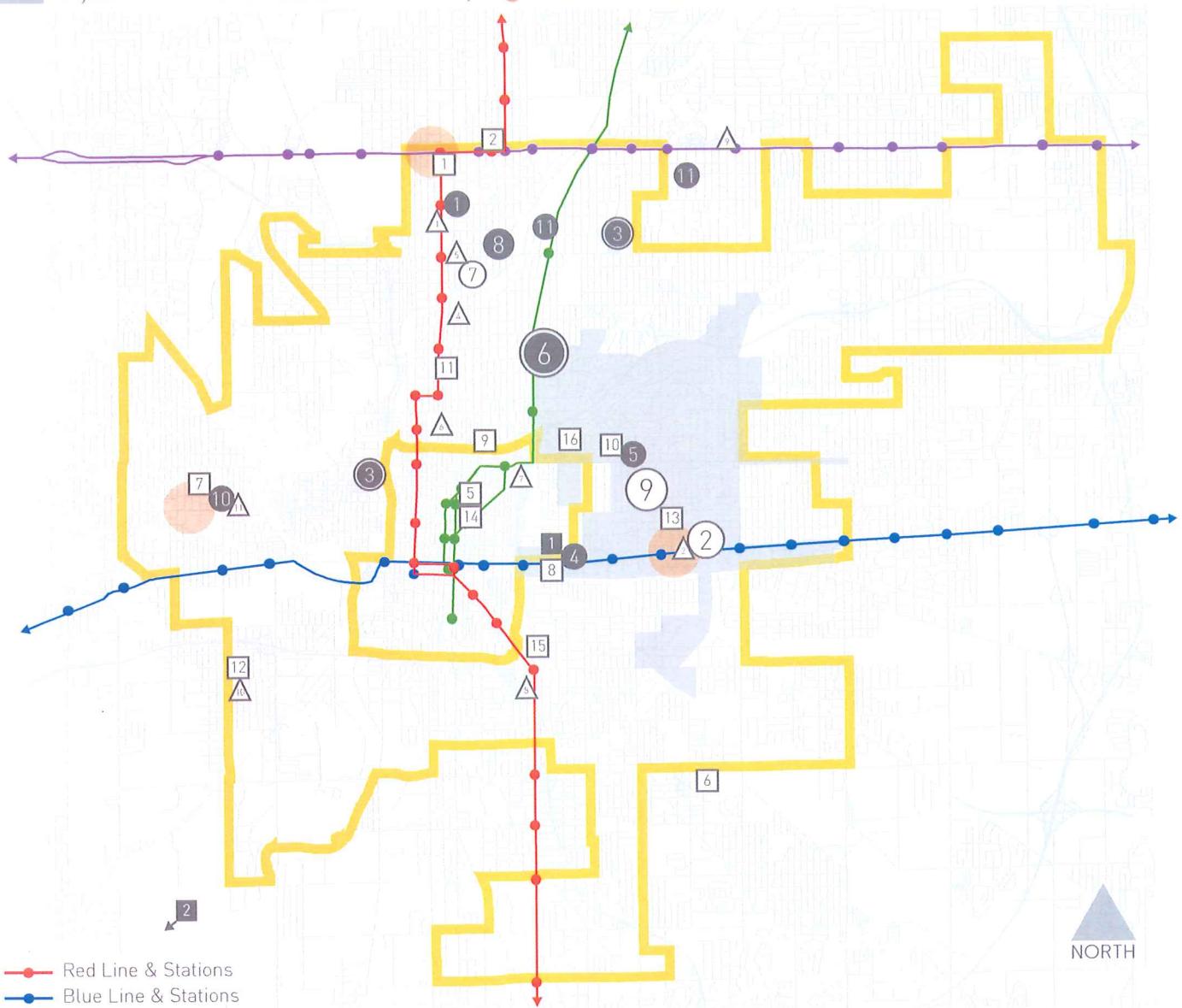
ACTION PLAN 2016

CDBG/HOME/CITY PRIORITIES

IndyEast Promise Zone

NRSA Boundary

Great Places 2020



Red Line & Stations

Blue Line & Stations

Purple Line & Stations

Green Line & Stations

- CDBG ○ HOME ○ CDBG+HOME
- accessibility - Tenant Based Rental Assistance*
- 1 Dove Recovery House - Dove Recovery House
- 2 Englewood CDC - Englewood Homeownership
- 3 Insight Development - Bethel & Indiana Avenue
- 4 John H. Boner Center - Byrne Court
- 5 John H. Boner Center - Jefferson Apartments
- 6 King Park - BuLLD Fund*
- 7 King Park - Monon 16 Diverse Housing Initiative
- 8 Mapleton Fall-Creek - Fall Creek Flats
- 9 Mapleton Fall-Creek - Homeownership
- 10 NEAR - Live NEAR
- 11 RADC - W Michigan Demo/Blight Elimination
- 12 UNEC - Operation Crosstown

*County-wide

Emergency Solutions Grant

CDBG Homeowner Repair

- △ Community Action of Greater Indianapolis
- △ Englewood CDC - Emergency
- △ Indianapolis Neighborhood Housing Partnership*
- △ King Park Area Development
- △ Mapleton-Fall Creek
- △ Near North Development
- △ Riley Area Development
- △ Southeast Neighborhood Development
- △ United Northeast CDC
- △ West Indianapolis CDC
- △ Westside Community Development

HOPWA

- 1 Damien Center (see ESG)
- 2 IU Health Bloomington

- 1 CHIP

- 2 Coburn Place Safehaven II, Inc.
- 3 Damien Center
- 4 Dayspring Center, Inc.
- 5 Gennesaret Free Clinic, Inc.
- 6 HealthNet/Homeless Initiative Program
- 7 Holy Family Shelter
- 8 Horizon House, Inc.
- 9 Interfaith Hospitality Network
- 10 John H. Boner Center
- 11 Julian Center
- 12 Mary Rigg
- 13 Outreach, Inc.
- 14 Salvation Army
- 15 Southeast Community Services
- 16 Workforce, Inc dba RecycleForce

NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)

NRSA Narratives:

East:

Is the geographic area of the NRSA fully described?

The EAST target area is just east of downtown. The borders are Brookside Parkway on the North; Sherman, East 10th Street, Emerson and Linwood on the East; Prospect and South Woodlawn on the South; Interstate 65/70, North Hamilton, North Tecumseh and East 10th on the West.

Is the geographic area contiguous?

The EAST Target area is comprised of 10 census tracts and 31 block groups. All are contiguous to each other. A map of the area is attached to this document. The census tracts included are:

Census Tract	Block Group	Census Tract	Block Group
352600	4	355100	1
352600	5	355100	2
352600	3	355300	2
352600	1	355400	3
352700	2	355400	1
354700	2	355400	2
354700	1	355600	1
354800	3	355700	1
354800	1	355700	2
354800	2	355700	3
354900	2	355900	2
354900	1	355900	4
355000	1	355900	1
355000	3	355900	3
355000	2	360900	5
355100	3		

Is the area primarily residential?

Yes, the area is primarily residential.

Does the area contain a high percentage of LMI households?

Seventy-eight (78.9) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income.

Which of the following does it meet:

- 70% of the total population in the selected area (if the grantee's upper quartile is greater than 70% LMI)
- The upper quartile percentage (if the grantee's upper quartile is greater than 51% but less than 70% LMI in the total population)
- 51% of the total population (if the grantee's upper quartile percentage is less than 51%)

Does the NRSA contain the process used to develop the NRSA (i.e. residents of the area, owners/operators of businesses in the area, local financial institutions, non-profit organizations; and community groups)

The City of Indianapolis works with local Community Development Corporations and public service provider agencies on a daily basis to provide its program. This target area was selected based on programs already serving a severely stressed area and the coordination among service providers to provide a holistic approach to community development.

Does the NRSA address the economic conditions of the proposed neighborhood?

The population of this target area is 32,452, roughly 3.7 percent of the total Marion County population. Residents identifying themselves as African Americans make up 25.3 percent of the population in this target area and residents identifying themselves as Hispanic make up 37.7 percent of the population in this target area. Residents identifying themselves as White make up 23.7 percent of the population. Other racial minorities make up 13.3 percent of the population.

Nearly half of the population has a housing cost burden, paying more than 30 percent of their income towards housing costs. One third of the target area population has a severe housing cost burden, paying more than half of their income towards housing costs.

There is a high rate of poverty in this target area with 37.5 percent living below the federal poverty level of \$15,730 for a household of two people. The average household size in the area is 2.6 people. Seventy-eight (78.9) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income. This means nearly 79 percent of the community can qualify for HUD funded programs and services.

The high rate of households with low income may be related to the low education attainment of the adults in the community. Nineteen (19.8) percent of the population does not have a high school diploma or the equivalent. Forty-one (41.2) percent of the population does have a high school diploma, but no further education. Jobs associated with these skill levels often do not pay a living wage.

Does the NRSA describe the opportunities for economic development improvement within the neighborhood?

The EAST target area has a great many assets. The following organizations provide a variety of public services, affordable housing developments and economic development initiatives:

- John H. Boner Community Center: public services, case management, community coordination
- East 10th Civic Association – corridor development, affordable housing and economic development
- Englewood CDC – corridor development, affordable housing and economic development
- Indianapolis Neighborhood Housing Partnership – on-site home buyer counseling and down payment assistance
- NEAR – affordable housing and community coordinator

The EAST target area is home to public and private schools, local parks and the former Legacy Project, a neighborhood-wide redevelopment initiative surrounding the 2012 Super Bowl. The area has made significant strides with the St. Clair Place housing development, the Chase Legacy Center and the expansion of the John H. Boner Community Center.

Does the NRSA describe the problems that the community is likely to face as it implements programs in this neighborhood?

Some barriers to improvements include:

- Perceptions of neighborhood when trying to get commercial businesses to locate into the area
- High number of abandoned buildings that are substandard – would require significant amounts of funding to repair or demolish and replace
- Crumbling infrastructure – high need for street resurfacing and sidewalks
- Sidewalks in many areas are not accessible to persons with disabilities

Does the NRSA describe activities that will be undertaken to create meaningful jobs for unemployed LMI residents of the area?

The following goals will be addressed within the EAST target area.

Goal: Support job training and placement programs for low to moderate-income individuals. - 50 job placements in 5 years

Goal: Support business expansion and new businesses by job creation activities– aid at least four businesses to create 10 new full time equivalent jobs over five years.

Does the NRSA address what is going to happen to help turn the neighborhood around and promote economic opportunity for residents?

The following goals will be addressed within the EAST target area in 2016.

Goal	2016 Project	2016 Source	2016 Funding
Façade Improvements	LISC-Façade Program	CDBG	\$130,000
Neighborhood Revitalization by a CBDO	NEAR	HOME	\$360,000
Development of Multi-Family Housing	TBD	HOME	TBD
Owner-occupied repair program	NEAR Riley	Owner-occupied repair program	\$280,000
TBRA for persons with disabilities	Tenant Based Rental Asst.	HOME	\$50,000

Does the NRSA set measurable goals and anticipated results for the implementation of the plan?

The following are five year goals that will be reported on annually in Consolidated Annual Performance and Evaluation Report.

Goal: Support façade improvements in a focused effort. - 3 over 5 years

Goal : Support neighborhood revitalization efforts of a CBDO or CDFI. – 1 project over 5 years

Goal: Support occupied repair/rehab through loans to persons earning less than 80% MFI. – 70 over 5 years

Goal: Support public infrastructure projects that produce vibrant environments, creating neighborhood identification. – 1 over 5 years

Goal: Support the development of multi-family housing with low-income housing tax credits that improve the quality of aging urban communities. 20 over 5 years

Goal: Create a wider range of housing opportunities for households living with disabilities through Tenant Based Rental Assistance. – 3 over 5 years

Goal: Support homeownership opportunities by providing down payment assistance for low-income households at or below 80% MFI throughout Indianapolis. – 5 over 5 years.

Goal: Support the remediation of blighted properties – 1 project over 5 years.

Goal: Support organizations through technical assistance activities that will meet a National Objective once the assistance leads to a project. – 1 organization over 5 years

Goal: Demolition and clean up unsafe structures that are hazardous to the health of the community or residents. – 70 buildings over 5 years

Goal: Support public facility renovation or construction projects that serve the entire community. – 1 projects in 5 years

South:

Is the geographic area of the NRSA fully described?

The SOUTH target area is south of downtown, reach across Center Township and South to the University of Indianapolis. The borders are Interstate 70, Prospect and South Woodlawn on the North; Emerson, Raymond, South Keystone Avenue and South Rural on the East; East Hanna on the South; curving along Meridian, Troy, Shelby Street, Raymond, Interstate 65, the Railroad Tracks and along the White River to Harding Street on the West.

Is the geographic area contiguous?

The SOUTH Target area is comprised of 9 census tracts and 35 block groups. All are contiguous to each other. A map of the area is attached to this document. The census tracts included are:

Census Tract	Block Group	Census Tract	Block Group
356400	2	357400	4
356400	3	357400	1
356400	1	357400	3
356900	4	357400	2
356900	1	357600	3
356900	3	357600	2
357000	1	358000	1
357000	2	358100	3
357000	3	358100	2
357000	4	358100	1
357100	3	380200	3
357100	2	380300	4
357100	4	380300	2
357100	1	380300	3
357200	4	380300	5
357200	2	357300	2
357200	1	357300	1
357200	3		

Is the area primarily residential?

Yes, the area is primarily residential.

Does the area contain a high percentage of LMI households?

Seventy-six (76.5) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income.

Which of the following does it meet:

- 70% of the total population in the selected area (if the grantee's upper quartile is greater than 70% LMI)
- The upper quartile percentage (if the grantee's upper quartile is greater than 51% but less than 70% LMI in the total population)
- 51% of the total population (if the grantee's upper quartile percentage is less than 51%)

Does the NRSA contain the process used to develop the NRSA (i.e. residents of the area, owners/operators of businesses in the area, local financial institutions, non-profit organizations; and community groups)

The City of Indianapolis works with local Community Development Corporations and public service provider agencies on a daily basis to provide its program. The University of Indianapolis is also located in the target area and has several initiatives for improvement in response to the community surrounding its campus.

Does the NRSA address the economic conditions of the proposed neighborhood?

The population of this target area is 40,065, roughly 4.6 percent of the total Marion County population. Residents identifying themselves as African Americans make up 13 percent of the population in this target area and residents identifying themselves as Hispanic make up 25 percent of the population in this target area. Residents identifying themselves as White make up 28 percent of the population. Other racial minorities make up 13 percent of the population.

Forty six (46) percent of the population has a housing cost burden, paying more than 30 percent of their income towards housing costs. Thirty two (32) percent of the target area population has a severe housing cost burden, paying more than half of their income towards housing costs.

There is a high rate of poverty in this target area with 33 percent living below the federal poverty level of \$19,790 for a household of three people. The average household size in the area is 2.7 people. Seventy-six (76.5) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income. This means nearly 77 percent of the community can qualify for HUD funded programs and services.

The high rate of households with low income may be related to the low education attainment of the adults in the community. Twenty-one (21) percent of the population does not have a high school diploma or the equivalent. Forty-four (44) percent of the

population does have a high school diploma, but no further education. Jobs associated with these skill levels often do not pay a living wage.

Does the NRSA describe the opportunities for economic development improvement within the neighborhood?

The SOUTH target area has a great many assets. The following organizations provide a variety of public services, affordable housing developments and economic development initiatives:

- The University of Indianapolis – higher learning organization with community development goals
- Southeast Neighborhood Development – affordable housing and economic development
- Concord Neighborhood Center – public services for the community
- Southeast Community Services – center for working families

The area is home to public and private schools, local parks, including the regional park, Garfield Park. There are also many commercial corridors, including industrial sites prime for redevelopment.

Does the NRSA describe the problems that the community is likely to face as it implements programs in this neighborhood?

Some barriers to improvements include:

- Perceptions of neighborhood when trying to get commercial businesses to locate into the area
- High number of abandoned buildings that are substandard – would require significant amounts of funding to repair or demolish and replace
- Crumbling infrastructure – high need for street resurfacing and sidewalks
- Sidewalks in many areas are not accessible to persons with disabilities
- Industrial sites are often contaminated and require large and expensive cleanup efforts before development can begin

Does the NRSA describe activities that will be undertaken to create meaningful jobs for unemployed LMI residents of the area?

The following goals will be addressed within the SOUTH target area.

Goal: Support job training and placement programs for low to moderate-income individuals. - 50 job placements in 5 years

Does the NRSA address what is going to happen to help turn the neighborhood around and promote economic opportunity for residents?

The following goals will be addressed within the SOUTH target area in 2016.

Goal	2016 Project	2016 Source	2016 Funding
Façade Improvements	LISC-Façade Program	CDBG	\$130,000
Owner-occupied repair program	SEND WIDC	CDBG	\$170,000
Development of Multi-Family Housing	TBD	HOME	TBD
TBRA for persons with disabilities	Tenant Based Rental Asst.	HOME	\$50,000

Does the NRSA set measurable goals and anticipated results for the implementation of the plan?

The following are five year goals that will be reported on annually in Consolidated Annual Performance and Evaluation Report.

Goal: Support façade improvements in a focused effort. - 3 over 5 years

Goal: Support occupied repair/rehab through loans to persons earning less than 80% MFI. – 70 over 5 years

Goal: Support the development of multi-family housing with low-income housing tax credits that improve the quality of aging urban communities. 20 over 5 years

Goal: Create a wider range of housing opportunities for households living with disabilities through Tenant Based Rental Assistance. – 3 over 5 years

Goal: Support homeownership opportunities by providing down payment assistance for low-income households at or below 80% MFI throughout Indianapolis. – 5 over 5 years.

Goal: Support the remediation of blighted properties – 1 project over 5 years.

Goal: Support organizations through technical assistance activities that will meet a National Objective once the assistance leads to a project. – 1 organizations over 5 years

Goal: Demolition and clean up unsafe structures that are hazardous to the health of the community or residents. – 70 buildings over 5 years

WEST:

Is the geographic area of the NRSA fully described?

The WEST target area is West of downtown and west of the White River. The borders are West 16th, Kessler and Lafayette Road on the North; the White River on the East; Interstate 65 on the South; South Tibbs, Holt Road and North Tibbs on the West.

Is the geographic area contiguous?

The WEST Target area is comprised of 6 census tracts and 14 block groups. All are contiguous to each other. A map of the area is attached to this document. The census tracts included are:

Census Tract	Block Group	Census Tract	Block Group
340600	4	341600	2
340600	3	341600	1
340600	2	342600	1
341100	1	390500	1
341200	2	390700	3
341200	1	390700	1
341200	3	390700	2

Is the area primarily residential?

Yes, the area is primarily residential.

Does the area contain a high percentage of LMI households?

Seventy-nine (79.5) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income.

Which of the following does it meet:

- 70% of the total population in the selected area (if the grantee's upper quartile is greater than 70% LMI)
- The upper quartile percentage (if the grantee's upper quartile is greater than 51% but less than 70% LMI in the total population)
- 51% of the total population (if the grantee's upper quartile percentage is less than 51%)

Does the NRSA contain the process used to develop the NRSA (i.e. residents of the area, owners/operators of businesses in the area, local financial institutions, non-profit organizations; and community groups)

The City of Indianapolis works with local Community Development Corporations and public service provider agencies on a daily basis to provide its program. The former General Motors plant is located within this target area. Goals will revolve around economic development in this area.

[**Does the NRSA address the economic conditions of the proposed neighborhood?**](#)

The population of this target area is 20,111, roughly 2.3 percent of the total Marion County population. Residents identifying themselves as African Americans make up 47.1 percent of the population in this target area and residents identifying themselves as Hispanic make up 64 percent of the population in this target area. Residents identifying themselves as White make up 35.5 percent of the population. Other racial minorities make up 0.5 percent of the population.

Forty six (46) percent of the population has a housing cost burden, paying more than 30 percent of their income towards housing costs. Thirty four (34) percent of the target area population has a severe housing cost burden, paying more than half of their income towards housing costs.

There is a high rate of poverty in this target area with 31.5 percent living below the federal poverty level of \$15,470 for a household of two people. The average household size in the area is 2.6 people. Seventy-nine (79.5) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income. This means nearly 80 percent of the community can qualify for HUD funded programs and services.

The high rate of households with low income may be related to the low education attainment of the adults in the community. Twenty-one (21.2) percent of the population does not have a high school diploma or the equivalent. Forty-five (45.5) percent of the population does have a high school diploma, but no further education. Jobs associated with these skill levels often do not pay a living wage.

[**Does the NRSA describe the opportunities for economic development improvement within the neighborhood?**](#)

The WEST target area has a great many assets. The following organizations provide a variety of public services, affordable housing developments and economic development initiatives:

- The Indianapolis Zoo – local and national attraction and conservation organization
- West Indianapolis Development Corporation – affordable housing and economic development
- Mary Rigg Community Center – public services for the community and center for working families

The area is home to public and private schools, local parks, including half of White River Park. There are also many commercial corridors, including industrial sites prime for redevelopment. The former General Motors plant site is located in this target area.

[Does the NRSA describe the problems that the community is likely to face as it implements programs in this neighborhood?](#)

Some barriers to improvements include:

- Perceptions of neighborhood when trying to get commercial businesses to locate into the area
- High number of abandoned buildings that are substandard – would require significant amounts of funding to repair or demolish and replace
- Crumbling infrastructure – high need for street resurfacing and sidewalks
- Sidewalks in many areas are not accessible to persons with disabilities
- Industrial sites are often contaminated and require large and expensive cleanup efforts before development can begin

[Does the NRSA describe activities that will be undertaken to create meaningful jobs for unemployed LMI residents of the area?](#)

The following goals will be addressed within the WEST target area.

Goal: Support job training and placement programs for low to moderate-income individuals. - 50 job placements in 5 years

[Does the NRSA address what is going to happen to help turn the neighborhood around and promote economic opportunity for residents?](#)

The following goals will be addressed within the WEST target area in 2016.

Goal	2016 Project	2016 Source	2016 Funding
Façade Improvements	LISC-Façade Program	CDBG	\$130,000
Owner-occupied repair program	WCDC	CDBG	\$175,000
Development of Multi-Family Housing	TBD	HOME	TBD
TBRA for persons with disabilities	Tenant Based Rental Asst.	HOME	\$50,000

Does the NRSA set measurable goals and anticipated results for the implementation of the plan?

The following are five year goals that will be reported on annually in Consolidated Annual Performance and Evaluation Report.

Goal: Support façade improvements in a focused effort. - 3 over 5 years

Goal: Support occupied repair/rehab through loans to persons earning less than 80% MFI. – 70 over 5 years

Goal: Support public infrastructure projects that produce vibrant environments, creating neighborhood identification. – 1 over 5 years

Goal: Support the development of multi-family housing with low-income housing tax credits that improve the quality of aging urban communities. 20 over 5 years

Goal: Create a wider range of housing opportunities for households living with disabilities through Tenant Based Rental Assistance. – 3 over 5 years

Goal: Support homeownership opportunities by providing down payment assistance for low-income households at or below 80% MFI throughout Indianapolis. – 5 over 5 years.

Goal: Support the remediation of blighted properties – 1 project over 5 years.

Goal: Support organizations through technical assistance activities that will meet a National Objective once the assistance leads to a project. – 1 organizations over 5 years

Goal: Demolition and clean up unsafe structures that are hazardous to the health of the community or residents. – 70 buildings over 5 years

NORTHWEST:

Is the geographic area of the NRSA fully described?

The NORTHWEST target area is West of downtown and along the two forks of the White River north of Downtown. The borders are West 30th Street and Interstate 65 on the North; the West Street and Interstate 65 on the East; Washington Street on the South; the West fork of the White River on the West.

Is the geographic area contiguous?

The NORTHWEST Target area is comprised of 3 census tracts and 9 block groups. All are contiguous to each other. A map of the area is attached to this document. The census tracts included are:

Census Tract	Block Group	Census Tract	Block Group
351200	1	353600	1
351200	2	353600	4
353500	2	353600	3
353500	1	391000	2
353600	2	353600	1

Is the area primarily residential?

Yes, the area is primarily residential.

Does the area contain a high percentage of LMI households?

Seventy-nine (79.1) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income.

Which of the following does it meet:

- 70% of the total population in the selected area (if the grantee's upper quartile is greater than 70% LMI)
- The upper quartile percentage (if the grantee's upper quartile is greater than 51% but less than 70% LMI in the total population)
- 51% of the total population (if the grantee's upper quartile percentage is less than 51%)

Does the NRSA contain the process used to develop the NRSA (i.e. residents of the area, owners/operators of businesses in the area, local financial institutions, non-profit organizations; and community groups)

The City of Indianapolis works with public service provider agencies on a daily basis to provide its program. One of the challenges will be that local community development corporations have struggled in this area.

Does the NRSA address the economic conditions of the proposed neighborhood?

The population of this target area is 11,764, roughly 1.3 percent of the total Marion County population. Residents identifying themselves as African Americans make up 48.2 percent of the population in this target area and residents identifying themselves as Hispanic make up 2.4 percent of the population in this target area. Residents identifying themselves as White make up 43.4 percent of the population. Other racial minorities make up 5.9 percent of the population.

Forty two (42) percent of the population has a housing cost burden, paying more than 30 percent of their income towards housing costs. Thirty nine (39) percent of the target area population has a severe housing cost burden, paying more than half of their income towards housing costs.

There is a high rate of poverty in this target area with 40.4 percent living below the federal poverty level of \$15,470 for a household of two people. The average household size in the area is 2.2 people. Seventy-nine (79.1) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income. This means nearly 80 percent of the community can qualify for HUD funded programs and services.

The high rate of households with low income may be related to the low education attainment of the adults in the community. Nine (9.7) percent of the population does not have a high school diploma or the equivalent. Sixteen (16.3) percent of the population does have a high school diploma, but no further education. Jobs associated with these skill levels often do not pay a living wage.

Does the NRSA describe the opportunities for economic development improvement within the neighborhood?

The NORTHWEST target area has a great many assets. The following organizations provide a variety of public services, affordable housing developments and economic development initiatives:

- Museums, including the NCAA Hall of Champions, the Indiana State Museum and the Eiteljorg Museum are located in this target area
- IUPUI is located in the area and expanding north, along with supportive commercial development.
- Indiana University Hospital and Riley Children's Hospital are located in this area.

The area is prime for economic development with many income generators and local businesses located in the area. Businesses that support the anchor institutions and serve the staff at those institutions have a lot of growth potential.

Does the NRSA describe the problems that the community is likely to face as it implements programs in this neighborhood?

Some barriers to improvements include:

- The area does not have a strong affordable housing provider in the area
- Industrial spots may potential brownfields and require extensive financial resources for clean up
- Perceptions of neighborhood when trying to get commercial businesses to locate into the area

Does the NRSA describe activities that will be undertaken to create meaningful jobs for unemployed LMI residents of the area?

The following goals will be addressed within the NORTHWEST target area.

Goal: Support job training and placement programs for low to moderate-income individuals. - 50 job placements in 5 years

Does the NRSA address what is going to happen to help turn the neighborhood around and promote economic opportunity for residents?

The following goals will be addressed within the NORTHWEST target area in 2016.

Goal	2016 Project	2016 Source	2016 Funding
Façade Improvements	LISC-Façade Program	CDBG	\$130,000
Owner-occupied repair program	INHP	CDBG	\$50,000
Development of Multi-Family Housing	TBD	HOME	TBD
TBRA for persons with disabilities	Tenant Based Rental Asst.	HOME	\$50,000

Does the NRSA set measurable goals and anticipated results for the implementation of the plan?

The following are five year goals that will be reported on annually in Consolidated Annual Performance and Evaluation Report.

Goal: Support façade improvements in a focused effort. - 3 over 5 years

Goal: Support occupied repair/rehab through loans to persons earning less than 80% MFI. – 70 over 5 years

Goal: Support the development of multi-family housing with low-income housing tax credits that improve the quality of aging urban communities. 20 over 5 years

Goal: Create a wider range of housing opportunities for households living with disabilities through Tenant Based Rental Assistance. – 3 over 5 years

Goal: Support homeownership opportunities by providing down payment assistance for low-income households at or below 80% MFI throughout Indianapolis. – 5 over 5 years.

Goal: Support the remediation of blighted properties – 1 project over 5 years.

Goal: Support organizations through technical assistance activities that will meet a National Objective once the assistance leads to a project. – 1 organizations over 5 years

Goal: Demolition and clean up unsafe structures that are hazardous to the health of the community or residents. – 70 buildings over 5 years

NORTH:

Is the geographic area of the NRSA fully described?

The NORTH target area is directly north of Downtown Indianapolis. The borders are West and East 38th Street on the North; the North Keystone Avenue, E 34th Street, Ralston Avenue, E 30th Street, Ralston and Andrew J. Brown and College Avenue on the East; Interstate 65 on the South; the Interstate 65 and Crown Hill Cemetery on the West.

Is the geographic area contiguous?

The NORTH Target area is comprised of 10 census tracts and 9 block groups. All are contiguous to each other. A map of the area is attached to this document. The census tracts included are:

Census Tract	Block Group	Census Tract	Block Group
350300	3	351600	2
350300	1	351600	1
350300	2	351700	3
350400	1	351700	1
350400	3	351700	2
350400	2	353300	1
350500	3	353300	3
350500	2	353300	2

350800	1	390900	1
350800	2	390900	3
350900	1	390900	2
350900	2	351500	1
351000	1	351500	2
351000	2	351500	3
351000	3		

Is the area primarily residential?

Yes, the area is primarily residential.

Does the area contain a high percentage of LMI households?

Sixty-one (61.3) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income.

Which of the following does it meet:

- 70% of the total population in the selected area (if the grantee's upper quartile is greater than 70% LMI)
- The upper quartile percentage (if the grantee's upper quartile is greater than 51% but less than 70% LMI in the total population)
- 51% of the total population (if the grantee's upper quartile percentage is less than 51%)

Does the NRSA contain the process used to develop the NRSA (i.e. residents of the area, owners/operators of businesses in the area, local financial institutions, non-profit organizations; and community groups)

The City of Indianapolis works with local Community Development Corporations and public service provider agencies on a daily basis to provide its program. This target area was selected based on programs already serving a severely stressed area and the coordination among service providers to provide a holistic approach to community development.

Does the NRSA address the economic conditions of the proposed neighborhood?

The population of this target area is 24,196, roughly 2.8 percent of the total Marion County population. Residents identifying themselves as African Americans make up 64.2 percent of the population in this target area and residents identifying themselves as Hispanic make up 3.5 percent of the population in this target area. Residents identifying themselves as White make up 31.5 percent of the population. Other racial minorities make up 0.9 percent of the population.

Forty four (44.4) percent of the population has a housing cost burden, paying more than 30 percent of their income towards housing costs. Thirty six (36) percent of the target area population has a severe housing cost burden, paying more than half of their income towards housing costs.

There is a moderate rate of poverty in this target area with 24.5 percent living below the federal poverty level of \$15,470 for a household of two people. The average household size in the area is 2.2 people. Sixty-one (61.3) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income. Over half of the population may qualify for HUD funded programs.

The high rate of households with low income may be related to the low education attainment of the adults in the community. Thirteen (13.7) percent of the population does not have a high school diploma or the equivalent. Nineteen (19.8) percent of the population does have a high school diploma, but no further education. Jobs associated with these skill levels often do not pay a living wage.

Does the NRSA describe the opportunities for economic development improvement within the neighborhood?

The NORTH target area has a great many assets. The following organizations provide a variety of public services, affordable housing developments and economic development initiatives:

- Anchor institutions such as the Children's Museum of Indianapolis, Ivy Tech Main Campus and Methodist Hospital
- Large employers along the North Meridian Street Corridor that serve as headquarters for many regional businesses. Examples include local TV stations, Citizens Energy and the Marion County Library.
- Public and private schools, including top magnet schools

The area is prime for economic development with many income generators and local businesses located in the area. Businesses that support the anchor institutions and serve the staff at those institutions have a lot of growth potential.

Does the NRSA describe the problems that the community is likely to face as it implements programs in this neighborhood?

Some barriers to improvements include:

- The area does not have a strong affordable housing provider in the area
- Perceptions of neighborhood when trying to get residents to locate into the area

Does the NRSA describe activities that will be undertaken to create meaningful jobs for unemployed LMI residents of the area?

The following goals will be addressed within the NORTH target area.

Goal: Support job training and placement programs for low to moderate-income individuals. - 50 job placements in 5 years

Goal: Support business expansion and new businesses by job creation activities— aid at least four businesses to create 10 new full time equivalent jobs over five years.

Does the NRSA address what is going to happen to help turn the neighborhood around and promote economic opportunity for residents?

The following goals will be addressed within the NORTH target area in 2016.

Goal	2016 Project	2016 Source	2016 Funding
Façade Improvements	LISC-Façade Program	CDBG	\$130,000
Neighborhood Revitalization by a CBDO	KPDC MFCDC	CDBG HOME	\$900,000
Owner-occupied repair program	KPDC MFCDC	CDBG	\$280,000
Development of Multi-Family Housing	MFCDC	HOME	\$900,000
TBRA for persons with disabilities	Tenant Based Rental Asst.	HOME	\$50,000

Does the NRSA set measurable goals and anticipated results for the implementation of the plan?

The following are five year goals that will be reported on annually in Consolidated Annual Performance and Evaluation Report.

Goal: Support façade improvements in a focused effort. - 3 over 5 years

Goal : Support neighborhood revitalization efforts of a CBDO or CDFI. – 1 project over 5 years

Goal: Support occupied repair/rehab through loans to persons earning less than 80% MFI. – 70 over 5 years

Goal: Support the development of multi-family housing with low-income housing tax credits that improve the quality of aging urban communities. 20 over 5 years

Goal: Create a wider range of housing opportunities for households living with disabilities through Tenant Based Rental Assistance. – 3 over 5 years

Goal: Support homeownership opportunities by providing down payment assistance for low-income households at or below 80% MFI throughout Indianapolis. – 5 over 5 years.

Goal: Support the remediation of blighted properties – 1 project over 5 years.

Goal: Support organizations through technical assistance activities that will meet a National Objective once the assistance leads to a project. – 1 organizations over 5 years
Goal: Demolition and clean up unsafe structures that are hazardous to the health of the community or residents. – 70 buildings over 5 years

NORTHEAST:

Is the geographic area of the NRSA fully described?

The NORTHEAST target area extends from Downtown Indianapolis to East 38th Street and Post Road, along Interstate 465 to the east of town. The borders are East 30th Street, Sherman Drive, East 34th Street, N Arlington and East 46th Street on the North; the North Shadleand, East Richardt and Interstate 465 on the East; East 21st, Emerson Avenue, East 16th Street and Brookside Parkway on the South; North Keystone Avenue, E 34th Street, Ralston Avenue, E 30th Street, Ralston and Andrew J. Brown and College Avenue on the West.

Is the geographic area contiguous?

The NORTHEAST Target area is comprised of 11 census tracts and 9 block groups. All are contiguous to each other. A map of the area is attached to this document. The census tracts included are:

Census Tract	Block Group	Census Tract	Block Group
330900	2	352400	3
330900	1	352400	1
330900	4	352400	2
350600	4	352600	2
350600	3	352700	1
351900	1	352800	1
351900	2	360101	1
351900	3	360101	2
352100	1	360102	1
352100	2	360201	1
352100	3	360201	2
352300	2	360302	1
352300	1	360302	2

Is the area primarily residential?

Yes, the area is primarily residential.

Does the area contain a high percentage of LMI households?

Seventy-nine (79.2) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income.

Which of the following does it meet:

- 70% of the total population in the selected area (if the grantee's upper quartile is greater than 70% LMI)
- The upper quartile percentage (if the grantee's upper quartile is greater than 51% but less than 70% LMI in the total population)
- 51% of the total population (if the grantee's upper quartile percentage is less than 51%)

Does the NRSA contain the process used to develop the NRSA (i.e. residents of the area, owners/operators of businesses in the area, local financial institutions, non-profit organizations; and community groups)

The City of Indianapolis works with local Community Development Corporations and public service provider agencies on a daily basis to provide its program. This target area was selected based on programs already serving a severely stressed area and the coordination among service providers to provide a holistic approach to community development.

Does the NRSA address the economic conditions of the proposed neighborhood?

The population of this target area is 38,204, roughly 4.4 percent of the total Marion County population. Residents identifying themselves as African Americans make up 65.7 percent of the population in this target area and residents identifying themselves as Hispanic make up 4.6 percent of the population in this target area. Residents identifying themselves as White make up 29.4 percent of the population. Other racial minorities make up 0.3 percent of the population.

Forty eight (48.5) percent of the population has a housing cost burden, paying more than 30 percent of their income towards housing costs. Thirty two (32.5) percent of the target area population has a severe housing cost burden, paying more than half of their income towards housing costs.

There is a high rate of poverty in this target area with 34.8 percent living below the federal poverty level of \$15,470 for a household of two people. The average household size in the area is 2.6 people. Seventy-nine (79.2) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income. This means that nearly 80 percent of the population qualifies for HUD funded programs.

The high rate of households with low income may be related to the low education attainment of the adults in the community. Seventeen (17.3) percent of the population

does not have a high school diploma or the equivalent. Twenty four (24.6) percent of the population does have a high school diploma, but no further education. Jobs associated with these skill levels often do not pay a living wage.

Does the NRSA describe the opportunities for economic development improvement within the neighborhood?

The NORTHEAST target area has a great many assets. The following organizations provide a variety of public services, affordable housing developments and economic development initiatives:

- Keystone Enterprise Park – a city-lead economic development project to create new jobs
- The City of Indianapolis and the Local Initiatives Support corporation will target economic development initiatives along the Massachusetts Avenue/Brookside Corridor
- United Northeast Community Development Corporation – affordable housing and economic development organization
- Edna Martin Christian Center – Center for Working Families
- CAFÉ – recently certified Center for Working Families
- La Plaza – public services geared to the Hispanic population

The NORTHEAST target area is home to public and private schools, local parks and the meadows redevelopment project. The area has made significant strides to address the deteriorating rental housing developments located within the Meadows area. Unique private and public partnerships helped drive the revitalization of a long-neglected area.

Does the NRSA describe the problems that the community is likely to face as it implements programs in this neighborhood?

Some barriers to improvements include:

- Not all of the meadows is revitalized, support services and more affordable housing needs to be revitalized to help those moving into the new housing recently completed
- Industrial sites in the area are highly contaminated, including old lead factory sites
- Perceptions of neighborhood when trying to get commercial businesses to locate into the area

Does the NRSA describe activities that will be undertaken to create meaningful jobs for unemployed LMI residents of the area?

The following goals will be addressed within the NORTHEAST target area.

Goal: Support job training and placement programs for low to moderate-income individuals. - 50 job placements in 5 years

Does the NRSA address what is going to happen to help turn the neighborhood around and promote economic opportunity for residents?

The following goals will be addressed within the NORTHEAST target area in 2016.

Goal	2016 Project	2016 Source	2016 Funding
Façade Improvements	LISC-Façade Program	CDBG	\$130,000
Owner-occupied repair program	INHP UNECDC	CDBG	\$155,000
Development of Multi-Family Housing	TBD	HOME	TBD
TBRA for persons with disabilities	Tenant Based Rental Asst.	HOME	\$50,000

Does the NRSA set measurable goals and anticipated results for the implementation of the plan?

The following are five year goals that will be reported on annually in Consolidated Annual Performance and Evaluation Report.

Goal: Support façade improvements in a focused effort. - 3 over 5 years

Goal: Support occupied repair/rehab through loans to persons earning less than 80% MFI. – 70 over 5 years

Goal: Support the development of multi-family housing with low-income housing tax credits that improve the quality of aging urban communities. 20 over 5 years

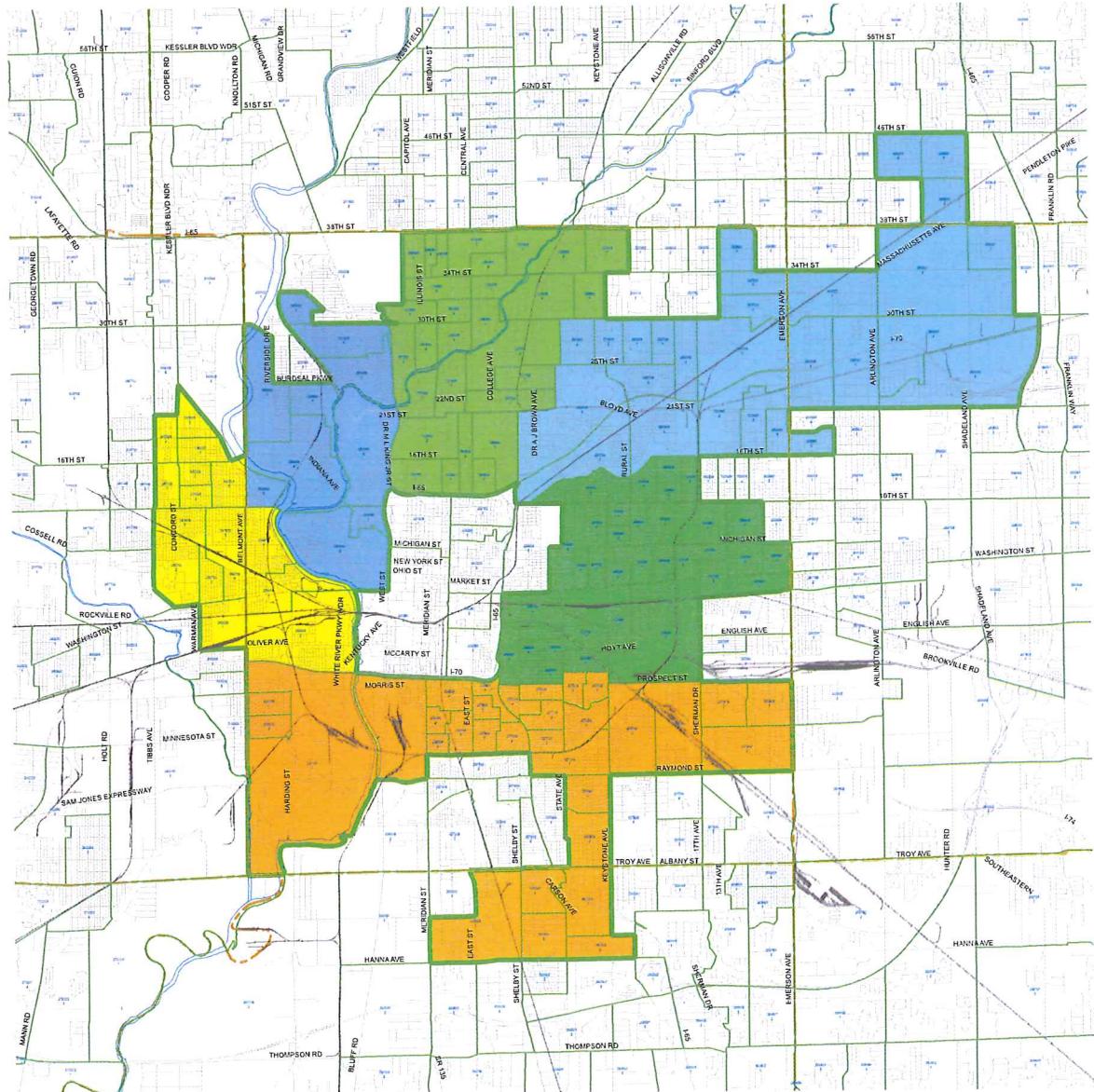
Goal: Create a wider range of housing opportunities for households living with disabilities through Tenant Based Rental Assistance. – 3 over 5 years

Goal: Support homeownership opportunities by providing down payment assistance for low-income households at or below 80% MFI throughout Indianapolis. – 5 over 5 years.

Goal: Support the remediation of blighted properties – 1 project over 5 years.

Goal: Support organizations through technical assistance activities that will meet a National Objective once the assistance leads to a project. – 1 organization over 5 years

Goal: Demolition and clean up unsafe structures that are hazardous to the health of the community or residents. – 70 buildings over 5 years



Neighborhood Revitalization Strategy Area (NRSA) and Sub-Areas

- NRSA
- North
- Northeast
- East
- South
- West
- Northwest

- Census Block Group
- Census Tract and Block Group Number

Indianapolis Department of Metropolitan Development
Division of Community and Economic Development

0 1 2 Miles

October, 2014



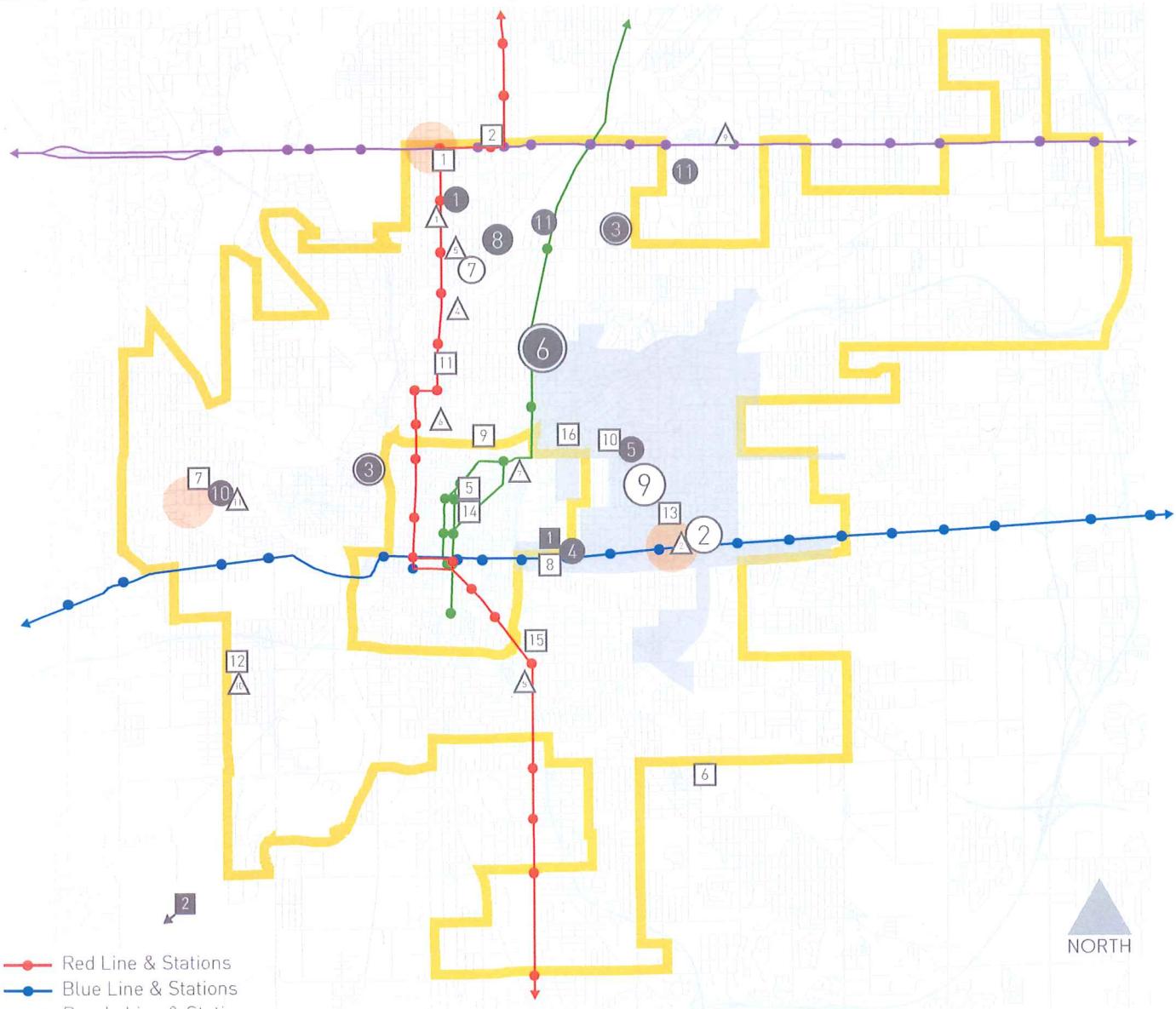
ACTION PLAN 2016

CDBG/HOME/CITY PRIORITIES

IndyEast Promise Zone

NRSA Boundary

Great Places 2020



— Red Line & Stations

— Blue Line & Stations

— Purple Line & Stations

— Green Line & Stations

● CDBG ○ HOME ○ CDBG+HOME

○ accessibility - Tenant Based Rental Assistance*

① Dove Recovery House - Dove Recovery House

② Englewood CDC - Englewood Homeownership

③ Insight Development - Bethel & Indiana Avenue

④ John H. Boner Center - Byrne Court

⑤ John H. Boner Center - Jefferson Apartments

● King Park - BuILD Fund*

⑥ King Park - Monon 16 Diverse Housing Initiative

⑦ Mapleton Fall-Creek - Fall Creek Flats

⑧ Mapleton Fall-Creek - Homeownership

⑨ NEAR - Live NEAR

⑩ RADe - W Michigan Demo/Blight Elimination

⑪ UNEC - Operation Crosstown

*County-wide

CDBG Homeowner Repair

- ▲ Community Action of Greater Indianapolis
- ▲ Englewood CDC - Emergency
- ▲ Indianapolis Neighborhood Housing Partnership*
- ▲ King Park Area Development
- ▲ Mapleton-Fall Creek
- ▲ Near North Development
- ▲ Riley Area Development
- ▲ Southeast Neighborhood Development
- ▲ United Northeast CDC
- ▲ West Indianapolis CDC
- ▲ Westside Community Development

HOPWA

- 1 Damien Center (see ESG)
- 2 IU Health Bloomington

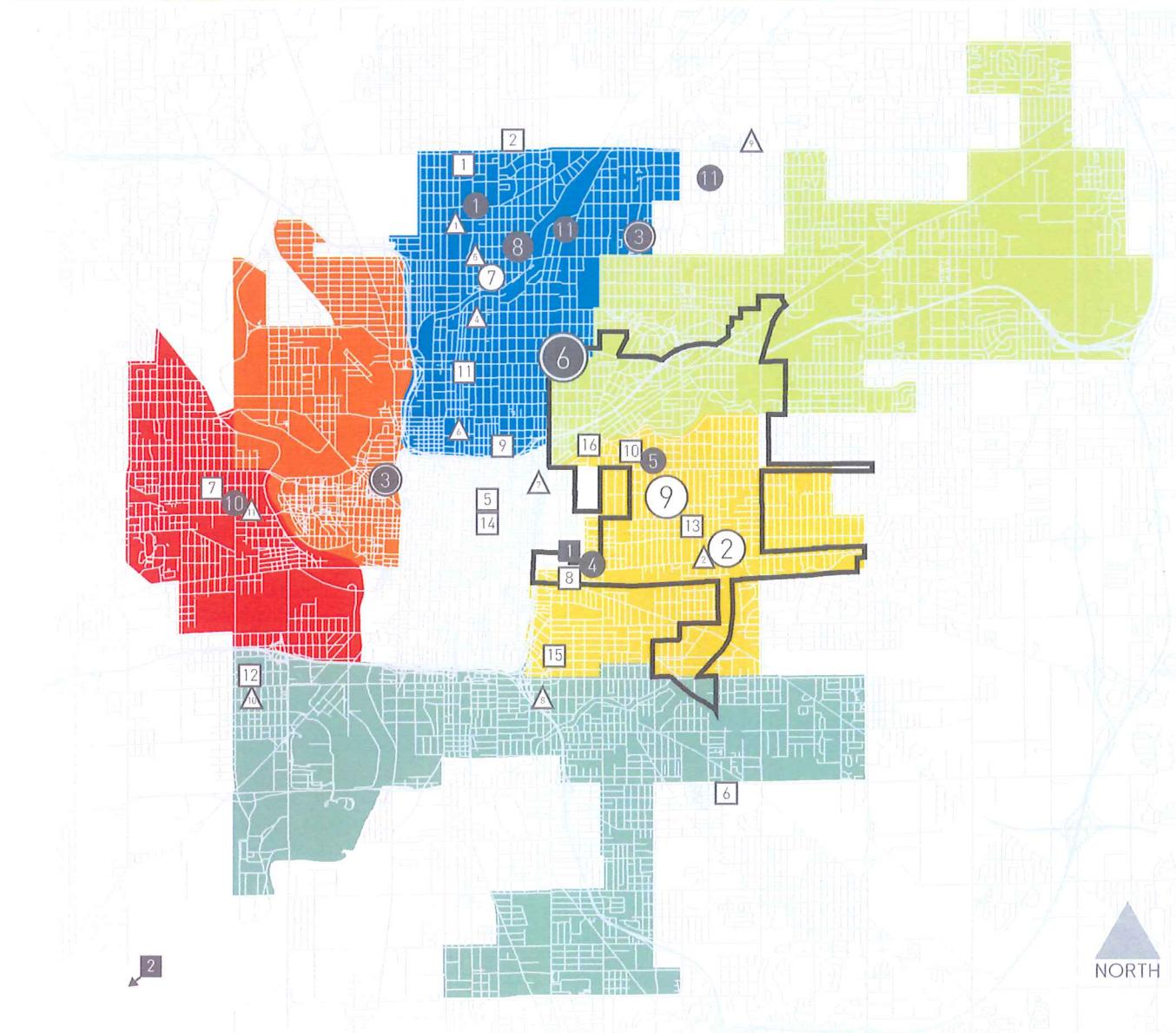
Emergency Solutions Grant

- | | |
|----|---------------------------------------|
| 1 | CHIP |
| 2 | Coburn Place Safehaven II, Inc. |
| 3 | Damien Center |
| 4 | Dayspring Center, Inc. |
| 5 | Gennesaret Free Clinic, Inc. |
| 6 | HealthNet/Homeless Initiative Program |
| 7 | Holy Family Shelter |
| 8 | Horizon House, Inc. |
| 9 | Interfaith Hospitality Network |
| 10 | John H. Boner Center |
| 11 | Julian Center |
| 12 | Mary Rigg |
| 13 | Outreach, Inc. |
| 14 | Salvation Army |
| 15 | Southeast Community Services |
| 16 | Workforce, Inc dba RecycleForce |



ACTION PLAN 2016 CDBG/HOME/NRSA

NRSA East NRSA South NRSA Northeast NRSA Northwest NRSA South NRSA West IndyEast Promise Zone



- CDBG ○ HOME ○ CDBG+HOME
- accessibility - Tenant Based Rental Assistance*
- ① Dove Recovery House - Dove Recovery House
- ② Englewood CDC - Englewood Homeownership
- ③ Insight Development - Bethel & Indiana Avenue
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- ⑪ UNEC - Operation Crosstown
- *County-wide

CDBG Homeowner Repair

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- ▲ King Park Area Development
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- ▲ Southeast Neighborhood Development
- ▲ United Northeast CDC
- ▲ West Indianapolis CDC
- ▲ Westside Community Development

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